

Chapter 5 – Replacement Analysis

5.1 Replacement Analysis Overview

The purpose of this chapter is to provide a systematic replacement analysis for the neighborhoods and units at Holloman AFB. This analysis compares the costs of replacing whole areas or neighborhoods with the costs of implementing the Whole Neighborhood/Whole House improvement costs recommended and estimated in Chapters 3 and 4. The HCP then recommends the most cost effective approach to provide suitable housing and community amenities at Holloman AFB.

Methodology

- Chapters 3 and 4 determined the costs of improving the housing with their associated community amenities and infrastructure.
- Chapter 5 estimates the replacement cost for each unit type along with its associated community Infrastructure using the DoD Family Housing Cost Model, also known as the Tri-Service Cost Model. Historic units and recently replaced or new units are excepted from this analysis since they are not candidates for replacement.
- Chapter 5 then compares the replacement cost for the neighborhood/area with its associated unit types with the Whole Neighborhood/Whole House improvement cost. The analysis considers whether the improvement cost exceeds 70% of the replacement cost and recommends either improvement or replacement for the entire neighborhood/area. Generally, if improvement costs exceed 70% of replacement costs, the recommendation is “Replace.” Exceptions are noted with justification for the exception.

5.2 Replacement Analysis Database Reports

5.2.1 Introduction

Section 5.2, Replacement Analysis Database Reports contains the database reports that systematically itemize the Replacement Analysis process for Holloman AFB.

- 5.2.2, Unit Replacement Cost Analysis, reports Replacement cost for each unit type using the DoD Family Housing Cost Model
- 5.2.3, Neighborhood/Area Replacement Cost Analysis, reports Replacement cost for each Neighborhood/Area using the DoD Family Housing Cost Model
- 5.2.4, Replacement Summary Comparison by Unit Type/Neighborhood/Area reports the comparison of the replacement costs for the Unit Types and their associated Neighborhood/Area with the Whole House/Whole Neighborhood Costs reported in Chapters 3 and 4

5.2.2 Unit Replacement Cost Analysis

- 5.2.2.1, Detailed Unit Replacement Cost Analysis
- 5.2.2.2, Summary Unit Whole House Improvement/Replacement Cost Analysis

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5.2.2.1 Detailed Unit Replacement Cost Analysis

Base Name:		Holloman Air Force Base					Cost per GSF including OH & Profit (2001):					\$65.03		Escalation to 2003 @ 3.33%				
Neighborhood/Area	Existing Unit Type	Existing Grade/Br	3	Proposed WH Unit Type	Proposed Grade/Br	GSF	Base Cost FY2001\$	Special Construction		Lot Elements (%)	Unit Replace. Cost FY2001\$	ACF Adjusted @ 0.98 FY2001\$	SIOH @ 5.50% FY2001\$	Contingency @ 5.00% FY2001\$	Adjusted Subtotal FY2001\$	Total Unit Replacement Cost FY2003\$		
								Site Adjustment FY2001\$	Unit Adjustment FY2001\$									
2100 Area	FY03.3	JNCO	3	FY03.3	JNCO	3	1630	\$106,002	\$0	\$32,950	5.07	\$145,997	\$143,077	\$7,869	\$7,547	\$158,494	\$163,772	
	FY03.4	JNCO	4	FY03.4	JNCO	4	1950	\$126,813	\$0	\$32,950	5.07	\$167,863	\$164,505	\$9,048	\$8,678	\$182,231	\$188,299	
2700-2800 Area	CP.3.S	FGO	3	CP.3.S	FGO	3	1681	\$131,365	\$0	\$32,950	5.07	\$172,646	\$169,193	\$9,306	\$8,925	\$187,423	\$193,664	
	CP.3.T	CGO	3	CP.3.T	CGO	3	1554	\$120,960	\$0	\$32,950	5.07	\$161,713	\$158,479	\$8,716	\$8,360	\$175,555	\$181,401	
	CP.3.U	FGO	3	CP.3.U	FGO	3	1713	\$131,365	\$0	\$32,950	5.07	\$172,646	\$169,193	\$9,306	\$8,925	\$187,423	\$193,664	
	CP.3.V	CGO	3	CP.3.V	CGO	3	1551	\$120,960	\$0	\$32,950	5.07	\$161,713	\$158,479	\$8,716	\$8,360	\$175,555	\$181,401	
	CP.3.W	CGO	3	CP.3.W	CGO	3	1671	\$120,960	\$0	\$32,950	5.07	\$161,713	\$158,479	\$8,716	\$8,360	\$175,555	\$181,401	
	CP.3.W	FGO	3	CP.3.W	FGO	3	1671	\$131,365	\$0	\$32,950	5.07	\$172,646	\$169,193	\$9,306	\$8,925	\$187,423	\$193,664	
	CP.3.X	CGO	3	CP.3.X	CGO	3	1673	\$120,960	\$0	\$32,950	5.07	\$161,713	\$158,479	\$8,716	\$8,360	\$175,555	\$181,401	
	CP.3.Z	FGO	3	CP.3.Z	FGO	3	1669	\$131,365	\$0	\$32,950	5.07	\$172,646	\$169,193	\$9,306	\$8,925	\$187,423	\$193,664	
	CP.4.G	GOQ	4	CP.4.G	GOQ	4	3012	\$340,195	\$0	\$0	0	\$340,195	\$340,195	\$0	\$0	\$340,195	\$351,524	
	CP.4.S	SOQ	4	CP.4.S	SOQ	4	2396	\$163,881	\$0	\$32,950	5.07	\$206,810	\$202,674	\$11,147	\$10,691	\$224,512	\$231,988	
	CP.4.T	SOQ	4	CP.4.T	FGO	4	2011	\$150,224	\$0	\$32,950	5.07	\$192,461	\$188,612	\$10,374	\$9,949	\$208,935	\$215,892	
	CP.4.T	SOQ	4	CP.4.T	SOQ	4	2011	\$163,881	\$0	\$32,950	5.07	\$206,810	\$202,674	\$11,147	\$10,691	\$224,512	\$231,988	
	CP.4.U	SOQ	4	CP.4.U	SOQ	4	2067	\$163,881	\$0	\$32,950	5.07	\$206,810	\$202,674	\$11,147	\$10,691	\$224,512	\$231,988	
	CP.4.V	CGO	4	CP.4.V	CGO	4	1935	\$139,819	\$0	\$32,950	5.07	\$181,528	\$177,898	\$9,784	\$9,384	\$197,066	\$203,629	
	CP.4.V	CGO	4	CP.4.V	FGO	4	1935	\$150,224	\$0	\$32,950	5.07	\$192,461	\$188,612	\$10,374	\$9,949	\$208,935	\$215,892	
	CP.4.V	FGO	4	CP.4.V	FGO	4	1935	\$150,224	\$0	\$32,950	5.07	\$192,461	\$188,612	\$10,374	\$9,949	\$208,935	\$215,892	
	CP.4.X	CGO	4	CP.4.X	CGO	4	1733	\$139,819	\$0	\$32,950	5.07	\$181,528	\$177,898	\$9,784	\$9,384	\$197,066	\$203,629	
	CP.4.X	CGO	4	CP.4.X	E9	4	1733	\$150,224	\$0	\$32,950	5.07	\$192,461	\$188,612	\$10,374	\$9,949	\$208,935	\$215,892	
	CP.4.X	CGO	4	CP.4.X.3	E9	3	1733	\$131,365	\$0	\$32,950	5.07	\$172,646	\$169,193	\$9,306	\$8,925	\$187,423	\$193,664	
	CP.4.Y	FGO	4	CP.4.Y	FGO	4	1817	\$150,224	\$0	\$32,950	5.07	\$192,461	\$188,612	\$10,374	\$9,949	\$208,935	\$215,892	
APPR 50-69 Renovated	AP50-69.2.W	JNCO	2	AP50-69.2.W	JNCO	2	1270	\$87,143	\$0	\$32,950	5.07	\$126,182	\$123,658	\$6,801	\$6,523	\$136,982	\$141,544	
	AP50-69.3.W	JNCO	3	AP50-69.3.W	SNCO	3	1780	\$120,960	\$0	\$32,950	5.07	\$161,713	\$158,479	\$8,716	\$8,360	\$175,555	\$181,401	
	AP50-69.3.X	JNCO	3	AP50-69.3.X	JNCO	3	1588	\$106,002	\$0	\$32,950	5.07	\$145,997	\$143,077	\$7,869	\$7,547	\$158,494	\$163,772	
APPR 50-69 Unrenovated	AP50-69.2.X	JNCO	2	AP50-69.2.X	JNCO	2	1247	\$87,143	\$0	\$32,950	5.07	\$126,182	\$123,658	\$6,801	\$6,523	\$136,982	\$141,544	
	AP50-69.3.Y	JNCO	3	AP50-69.3.Y	SNCO	3	1533	\$120,960	\$0	\$32,950	5.07	\$161,713	\$158,479	\$8,716	\$8,360	\$175,555	\$181,401	
	AP50-69.4.X	JNCO	4	AP50-69.3.X.2	SNCO	3	1536	\$120,960	\$0	\$32,950	5.07	\$161,713	\$158,479	\$8,716	\$8,360	\$175,555	\$181,401	

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Neighborhood/Area	Existing Unit Type	Existing Grade/Br	Proposed WH Unit Type	Proposed Grade/Br	GSF	Base Cost FY2001\$	Special Construction		Lot Elements (%)	Unit Replace. Cost FY2001\$	ACF Adjusted @ 0.98 FY2001\$	SIOH @ 5.50% FY2001\$	Contingency @ 5.00% FY2001\$	Adjusted Subtotal FY2001\$	Total Unit Replacement Cost FY2003\$
							Site Adjustment FY2001\$	Unit Adjustment FY2001\$							
Capehart 2500-2600 Area	CP.2	JNCO 2	CP.2	JNCO 2	1148	\$87,143	\$0	\$32,950	5.07	\$126,182	\$123,658	\$6,801	\$6,523	\$136,982	\$141,544
	CP.3.Q	JNCO 3	CP.3.Q	JNCO 3	1433	\$106,002	\$0	\$32,950	5.07	\$145,997	\$143,077	\$7,869	\$7,547	\$158,494	\$163,772
	CP.3.Q	SNCO 3	CP.3.Q	JNCO 3	1433	\$106,002	\$0	\$32,950	5.07	\$145,997	\$143,077	\$7,869	\$7,547	\$158,494	\$163,772
	CP.3.Q	SNCO 3	CP.3.Q.4	JNCO 4	1856	\$126,813	\$0	\$32,950	5.07	\$167,863	\$164,505	\$9,048	\$8,678	\$182,231	\$188,299
	CP.3.R	JNCO 3	CP.2.R.2	JNCO 2	1345	\$87,143	\$0	\$32,950	5.07	\$126,182	\$123,658	\$6,801	\$6,523	\$136,982	\$141,544
	CP.3.R	SNCO 3	CP.2.R.2	JNCO 2	1345	\$87,143	\$0	\$32,950	5.07	\$126,182	\$123,658	\$6,801	\$6,523	\$136,982	\$141,544
	CP.4.Q	SNCO 4	CP.3.Q.2	SNCO 3	1628	\$120,960	\$0	\$32,950	5.07	\$161,713	\$158,479	\$8,716	\$8,360	\$175,555	\$181,401
	CP.4.Q	SNCO 4	CP.4.Q	SNCO 4	1724	\$139,819	\$0	\$32,950	5.07	\$181,528	\$177,898	\$9,784	\$9,384	\$197,066	\$203,629
	CP.4.R	SNCO 4	CP.3.R.2	JNCO 3	1374	\$106,002	\$0	\$32,950	5.07	\$145,997	\$143,077	\$7,869	\$7,547	\$158,494	\$163,772
FY96-02 Replacement	FY02.3.W	JNCO 3	FY02.3.W	JNCO 3	1388	\$106,002	\$0	\$32,950	5.07	\$145,997	\$143,077	\$7,869	\$7,547	\$158,494	\$163,772
	FY02.3.X	JNCO 3	FY02.3.X	JNCO 3	1401	\$106,002	\$0	\$32,950	5.07	\$145,997	\$143,077	\$7,869	\$7,547	\$158,494	\$163,772
	FY02.3.Y	JNCO 3	FY02.3.Y	JNCO 3	1458	\$106,002	\$0	\$32,950	5.07	\$145,997	\$143,077	\$7,869	\$7,547	\$158,494	\$163,772
	FY96-02.2	JNCO 2	FY96-02.2	JNCO 2	1139	\$87,143	\$0	\$32,950	5.07	\$126,182	\$123,658	\$6,801	\$6,523	\$136,982	\$141,544
	FY96-02.3.W	JNCO 3	FY96-02.3.W	JNCO 3	1383	\$106,002	\$0	\$32,950	5.07	\$145,997	\$143,077	\$7,869	\$7,547	\$158,494	\$163,772
	FY96-02.3.X	JNCO 3	FY96-02.3.X	JNCO 3	1341	\$106,002	\$0	\$32,950	5.07	\$145,997	\$143,077	\$7,869	\$7,547	\$158,494	\$163,772
	FY96-02.3.X	JNCO 3	FY96-02.3.X	SNCO 3	1341	\$120,960	\$0	\$32,950	5.07	\$161,713	\$158,479	\$8,716	\$8,360	\$175,555	\$181,401
	FY96-02.3.Y	JNCO 3	FY96-02.3.Y	JNCO 3	1477	\$106,002	\$0	\$32,950	5.07	\$145,997	\$143,077	\$7,869	\$7,547	\$158,494	\$163,772
Wherry 2200-2300 Area	WH.2.V	JNCO 2	WH.2.V	JNCO 2	1083	\$87,143	\$0	\$32,950	5.07	\$126,182	\$123,658	\$6,801	\$6,523	\$136,982	\$141,544
	WH.2.X	JNCO 2	WH.2.X	JNCO 2	1191	\$87,143	\$0	\$32,950	5.07	\$126,182	\$123,658	\$6,801	\$6,523	\$136,982	\$141,544
	WH.2.Y	JNCO 2	WH.2.Y	JNCO 2	1348	\$87,143	\$0	\$32,950	5.07	\$126,182	\$123,658	\$6,801	\$6,523	\$136,982	\$141,544
	WH.2.Z	JNCO 2	WH.2.Z	JNCO 2	1373	\$87,143	\$0	\$32,950	5.07	\$126,182	\$123,658	\$6,801	\$6,523	\$136,982	\$141,544
	WH.3.W	JNCO 3	WH.2.W.2	JNCO 2	1106	\$87,143	\$0	\$32,950	5.07	\$126,182	\$123,658	\$6,801	\$6,523	\$136,982	\$141,544
	WH.3.W	SNCO 3	WH.2.W.2	SNCO 2	1106	\$96,898	\$0	\$32,950	5.07	\$136,431	\$133,703	\$7,354	\$7,053	\$148,109	\$153,041
	WH.3.X	JNCO 3	WH.2.X.2	JNCO 2	1426	\$87,143	\$0	\$32,950	5.07	\$126,182	\$123,658	\$6,801	\$6,523	\$136,982	\$141,544
	WH.4.W	JNCO 4	WH.4.W	JNCO 4	1694	\$126,813	\$0	\$32,950	5.07	\$167,863	\$164,505	\$9,048	\$8,678	\$182,231	\$188,299
	WH.4.W	JNCO 4	WH.4.W	SNCO 4	1694	\$139,819	\$0	\$32,950	5.07	\$181,528	\$177,898	\$9,784	\$9,384	\$197,066	\$203,629
	WH.4.W	SNCO 4	WH.4.W	SNCO 4	1694	\$139,819	\$0	\$32,950	5.07	\$181,528	\$177,898	\$9,784	\$9,384	\$197,066	\$203,629
	WH.4.Y	JNCO 4	WH.4.Y	SNCO 4	1760	\$139,819	\$0	\$32,950	5.07	\$181,528	\$177,898	\$9,784	\$9,384	\$197,066	\$203,629
	WH.4.Y	SNCO 4	WH.4.Y	SNCO 4	1760	\$139,819	\$0	\$32,950	5.07	\$181,528	\$177,898	\$9,784	\$9,384	\$197,066	\$203,629
Wherry 2400 Area	WH.2.W	JNCO 2	WH.2.W	JNCO 2	1080	\$87,143	\$0	\$32,950	5.07	\$126,182	\$123,658	\$6,801	\$6,523	\$136,982	\$141,544
	WH.2.X	JNCO 2	WH.2.X	JNCO 2	1191	\$87,143	\$0	\$32,950	5.07	\$126,182	\$123,658	\$6,801	\$6,523	\$136,982	\$141,544
	WH.2.Y	JNCO 2	WH.2.Y	JNCO 2	1348	\$87,143	\$0	\$32,950	5.07	\$126,182	\$123,658	\$6,801	\$6,523	\$136,982	\$141,544

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Neighborhood/Area	Existing Unit Type	Existing Grade/Br	Proposed WH Unit Type	Proposed Grade/Br	GSF	Base Cost FY2001\$	Special Construction		Lot Elements (%)	Unit Replace. Cost FY2001\$	ACF Adjusted @ 0.98 FY2001\$	SIOH @ 5.50% FY2001\$	Contingency @ 5.00% FY2001\$	Adjusted Subtotal FY2001\$	Total Unit Replacement Cost FY2003\$
							Site Adjustment FY2001\$	Unit Adjustment FY2001\$							
Wherry 2400 Area	WH.2.Z	JNCO 2	WH.2.Z	JNCO 2	1373	\$87,143	\$0	\$32,950	5.07	\$126,182	\$123,658	\$6,801	\$6,523	\$136,982	\$141,544
	WH.3.W	JNCO 3	WH.2.W.2	JNCO 2	1106	\$87,143	\$0	\$32,950	5.07	\$126,182	\$123,658	\$6,801	\$6,523	\$136,982	\$141,544
	WH.3.X	JNCO 3	WH.2.X.2	JNCO 2	1426	\$87,143	\$0	\$32,950	5.07	\$126,182	\$123,658	\$6,801	\$6,523	\$136,982	\$141,544
	WH.4.W	JNCO 4	WH.4.W	JNCO 4	1694	\$126,813	\$0	\$32,950	5.07	\$167,863	\$164,505	\$9,048	\$8,678	\$182,231	\$188,299
	WH.4.W	SNCO 4	WH.4.W	JNCO 4	1694	\$126,813	\$0	\$32,950	5.07	\$167,863	\$164,505	\$9,048	\$8,678	\$182,231	\$188,299
	WH.4.X	SNCO 4	WH.4.X	SNCO 4	1732	\$139,819	\$0	\$32,950	5.07	\$181,528	\$177,898	\$9,784	\$9,384	\$197,066	\$203,629
	WH.4.Y	JNCO 4	WH.4.Y	JNCO 4	1760	\$126,813	\$0	\$32,950	5.07	\$167,863	\$164,505	\$9,048	\$8,678	\$182,231	\$188,299
	WH.4.Y	SNCO 4	WH.4.Y	JNCO 4	1760	\$126,813	\$0	\$32,950	5.07	\$167,863	\$164,505	\$9,048	\$8,678	\$182,231	\$188,299

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5.2.2.2 Summary Unit Whole House Improvement/Replacement Cost Analysis

Base Name:		Holloman Air Force Base							
Neighborhood/Area	Existing Unit Type	Existing Grade/Br		Proposed WH Unit Type	Proposed Grade/Br		Unit Replacement FY2003\$	Unit Improvement FY2003\$	Improvement/ Replacement(%)
2100 Area	FY03.3	JNCO	3	FY03.3	JNCO	3	\$163,772	\$0	.00
	FY03.4	JNCO	4	FY03.4	JNCO	4	\$188,299	\$0	.00
2700-2800 Area	CP.3.S	FGO	3	CP.3.S	FGO	3	\$193,664	\$103,976	53.69
	CP.3.T	CGO	3	CP.3.T	CGO	3	\$181,401	\$101,204	55.79
	CP.3.U	FGO	3	CP.3.U	FGO	3	\$193,664	\$79,930	41.27
	CP.3.V	CGO	3	CP.3.V	CGO	3	\$181,401	\$101,037	55.70
	CP.3.W	CGO	3	CP.3.W	CGO	3	\$181,401	\$84,323	46.48
	CP.3.W	FGO	3	CP.3.W	FGO	3	\$193,664	\$84,323	43.54
	CP.3.X	CGO	3	CP.3.X	CGO	3	\$181,401	\$92,299	50.88
	CP.3.Z	FGO	3	CP.3.Z	FGO	3	\$193,664	\$119,188	61.54
	CP.4.G	GOQ	4	CP.4.G	GOQ	4	\$351,524	\$209,765	59.67
	CP.4.S	SOQ	4	CP.4.S	SOQ	4	\$231,988	\$43,604	18.80
	CP.4.T	SOQ	4	CP.4.T	FGO	4	\$215,892	\$86,963	40.28
	CP.4.T	SOQ	4	CP.4.T	SOQ	4	\$231,988	\$86,963	37.49
	CP.4.U	SOQ	4	CP.4.U	SOQ	4	\$231,988	\$82,587	35.60
	CP.4.V	CGO	4	CP.4.V	CGO	4	\$203,629	\$90,804	44.59
	CP.4.V	CGO	4	CP.4.V	FGO	4	\$215,892	\$90,804	42.06
	CP.4.V	FGO	4	CP.4.V	FGO	4	\$215,892	\$90,804	42.06
	CP.4.X	CGO	4	CP.4.X	CGO	4	\$203,629	\$132,993	65.31
	CP.4.X	CGO	4	CP.4.X	E9	4	\$215,892	\$132,993	61.60
	CP.4.X	CGO	4	CP.4.X.3	E9	3	\$193,664	\$133,965	69.17
	CP.4.Y	FGO	4	CP.4.Y	FGO	4	\$215,892	\$85,093	39.41
APPR 50-69 Renovated	AP50-69.2.W	JNCO	2	AP50-69.2.W	JNCO	2	\$141,544	\$52,696	37.23
	AP50-69.3.W	JNCO	3	AP50-69.3.W	SNCO	3	\$181,401	\$81,590	44.98
	AP50-69.3.X	JNCO	3	AP50-69.3.X	JNCO	3	\$163,772	\$74,870	45.72
APPR 50-69 Unrenovated	AP50-69.2.X	JNCO	2	AP50-69.2.X	JNCO	2	\$141,544	\$112,197	79.27
	AP50-69.3.Y	JNCO	3	AP50-69.3.Y	SNCO	3	\$181,401	\$131,815	72.66
	AP50-69.4.X	JNCO	4	AP50-69.3.X.2	SNCO	3	\$181,401	\$134,009	73.87
Capehart 2500-2600 Area	CP.2	JNCO	2	CP.2	JNCO	2	\$141,544	\$63,636	44.96
	CP.3.Q	JNCO	3	CP.3.Q	JNCO	3	\$163,772	\$97,376	59.46

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Neighborhood/Area	Existing Unit Type	Existing Grade/Br	Proposed WH Unit Type	Proposed Grade/Br	Unit Replacement FY2003\$	Unit Improvement FY2003\$	Improvement/ Replacement(%)
Capehart 2500-2600 Area	CP.3.Q	SNCO 3	CP.3.Q	JNCO 3	\$163,772	\$97,376	59.46
	CP.3.Q	SNCO 3	CP.3.Q.4	JNCO 4	\$188,299	\$130,220	69.16
	CP.3.R	JNCO 3	CP.2.R.2	JNCO 2	\$141,544	\$76,287	53.90
	CP.3.R	SNCO 3	CP.2.R.2	JNCO 2	\$141,544	\$76,287	53.90
	CP.4.Q	SNCO 4		SNCO	\$0		
	CP.4.Q	SNCO 4	CP.3.Q.2	SNCO 3	\$181,401	\$72,886	40.18
	CP.4.Q	SNCO 4	CP.4.Q	SNCO 4	\$203,629	\$84,365	41.43
	CP.4.R	SNCO 4	CP.3.R.2	JNCO 3	\$163,772	\$97,892	59.77
FY96-02 Replacement	FY02.3.W	JNCO 3	FY02.3.W	JNCO 3	\$163,772	\$0	.00
	FY02.3.X	JNCO 3	FY02.3.X	JNCO 3	\$163,772	\$0	.00
	FY02.3.Y	JNCO 3	FY02.3.Y	JNCO 3	\$163,772	\$0	.00
	FY96-02.2	JNCO 2	FY96-02.2	JNCO 2	\$141,544	\$8,789	6.21
	FY96-02.3.W	JNCO 3	FY96-02.3.W	JNCO 3	\$163,772	\$3,258	1.99
	FY96-02.3.X	JNCO 3	FY96-02.3.X	JNCO 3	\$163,772	\$5,134	3.13
	FY96-02.3.X	JNCO 3	FY96-02.3.X	SNCO 3	\$181,401	\$5,134	2.83
	FY96-02.3.Y	JNCO 3	FY96-02.3.Y	JNCO 3	\$163,772	\$15,502	9.47
Wherry 2200-2300 Area	WH.2.V	JNCO 2	WH.2.V	JNCO 2	\$141,544	\$127,727	90.24
	WH.2.X	JNCO 2	WH.2.X	JNCO 2	\$141,544	\$119,638	84.52
	WH.2.Y	JNCO 2	WH.2.Y	JNCO 2	\$141,544	\$120,850	85.38
	WH.2.Z	JNCO 2	WH.2.Z	JNCO 2	\$141,544	\$114,820	81.12
	WH.3.W	JNCO 3	WH.2.W.2	JNCO 2	\$141,544	\$103,346	73.01
	WH.3.W	SNCO 3	WH.2.W.2	SNCO 2	\$153,041	\$103,346	67.53
	WH.3.X	JNCO 3	WH.2.X.2	JNCO 2	\$141,544	\$112,099	79.20
	WH.4.W	JNCO 4	WH.4.W	JNCO 4	\$188,299	\$141,057	74.91
	WH.4.W	JNCO 4	WH.4.W	SNCO 4	\$203,629	\$141,057	69.27
	WH.4.W	SNCO 4	WH.4.W	SNCO 4	\$203,629	\$141,057	69.27
	WH.4.Y	JNCO 4	WH.4.Y	SNCO 4	\$203,629	\$158,207	77.69
	WH.4.Y	SNCO 4	WH.4.Y	SNCO 4	\$203,629	\$158,207	77.69
	WH.5	E9 5	WH.4.Z	4	\$0	\$79,821	
Wherry 2400 Area	WH.2.W	JNCO 2	WH.2.W	JNCO 2	\$141,544	\$116,106	82.03
	WH.2.X	JNCO 2	WH.2.X	JNCO 2	\$141,544	\$119,638	84.52
	WH.2.Y	JNCO 2	WH.2.Y	JNCO 2	\$141,544	\$120,850	85.38
	WH.2.Z	JNCO 2	WH.2.Z	JNCO 2	\$141,544	\$114,820	81.12
	WH.3.W	JNCO 3	WH.2.W.2	JNCO 2	\$141,544	\$103,346	73.01

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Neighborhood/Area	Existing Unit Type	Existing Grade/Br	Proposed WH Unit Type	Proposed Grade/Br	Unit Replacement FY2003\$	Unit Improvement FY2003\$	Improvement/ Replacement(%)
Wherry 2400 Area	WH.3.X	JNCO 3	WH.2.X.2	JNCO 2	\$141,544	\$112,099	79.20
	WH.4.W	JNCO 4	WH.4.W	JNCO 4	\$188,299	\$141,057	74.91
	WH.4.W	SNCO 4	WH.4.W	JNCO 4	\$188,299	\$141,057	74.91
	WH.4.X	SNCO 4	WH.4.X	SNCO 4	\$203,629	\$150,048	73.69
	WH.4.Y	JNCO 4	WH.4.Y	JNCO 4	\$188,299	\$158,207	84.02
	WH.4.Y	SNCO 4	WH.4.Y	JNCO 4	\$188,299	\$158,207	84.02

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5.2.3 Neighborhood/Area Replacement Cost Analysis (Infrastructure/Community)

Base Name: Holloman Air Force Base

Neighborhood/Area	Neighborhood/Area Total FY2003\$	Infrastructure/ Community %	Infrastructure/ Community Total FY2003\$
2100 Area	\$17,767,315	16.85	\$2,993,793
2700-2800 Area	\$36,911,954	11.89	\$4,388,831
APPR 50-69 Renovated	\$20,285,212	6.21	\$1,259,712
APPR 50-69 Unrenovated	\$5,645,397	6.52	\$368,080
Capehart 2500-2600 Area	\$38,410,480	12.26	\$4,709,125
FY96-02 Replacement	\$24,822,023	16.85	\$4,182,511
Wherry 2200-2300 Area	\$55,806,835	12.28	\$6,853,079
Wherry 2400 Area	\$29,305,954	11.45	\$3,355,532
Total	\$228,955,171		\$28,110,662

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5.2.4 Summary Replacement Analysis By Neighborhood/Area/Unit Type

Base Name: Holloman Air Force Base

Neighborhood/Area	Existing Unit Type	Existing Grade/BR		Proposed WH Unit Type	Proposed Grade/BR		No. Units	Improvement		Replacement	
								Whole House Unit Cost (FY2001\$)	Total Whole House (FY2001\$)	Unit Cost (FY2001\$)	Total Cost (FY2001\$)
2700-2800 Area	CP.3.S	FGO	3	CP.3.S	FGO	3	31	\$94,941	\$2,943,178	\$172,646	\$5,352,016
	CP.3.T	CGO	3	CP.3.T	CGO	3	42	\$92,410	\$3,881,235	\$161,713	\$6,791,945
	CP.3.U	FGO	3	CP.3.U	FGO	3	9	\$72,984	\$656,860	\$172,646	\$1,553,811
	CP.3.V	CGO	3	CP.3.V	CGO	3	38	\$92,257	\$3,505,778	\$161,713	\$6,145,094
	CP.3.W	CGO	3	CP.3.W	CGO	3	4	\$76,996	\$307,985	\$161,713	\$646,852
	CP.3.W	FGO	3	CP.3.W	FGO	3	2	\$76,996	\$153,992	\$172,646	\$345,291
	CP.3.X	CGO	3	CP.3.X	CGO	3	6	\$84,279	\$505,675	\$161,713	\$970,278
	CP.3.Z	FGO	3	CP.3.Z	FGO	3	1	\$108,832	\$108,832	\$172,646	\$172,646
	CP.4.G	GOQ	4	CP.4.G	GOQ	4	1	\$191,538	\$191,538	\$340,195	\$340,195
	CP.4.U	SOQ	4	CP.4.U	SOQ	4	1	\$75,410	\$75,410	\$206,810	\$206,810
	CP.4.V	CGO	4	CP.4.V	CGO	4	11	\$82,914	\$912,050	\$181,528	\$1,996,813
	CP.4.V	CGO	4	CP.4.V	FGO	4	9	\$82,914	\$746,223	\$192,461	\$1,732,150
	CP.4.V	FGO	4	CP.4.V	FGO	4	5	\$82,914	\$414,568	\$192,461	\$962,306
	CP.4.X	CGO	4	CP.4.X	CGO	4	9	\$121,436	\$1,092,927	\$181,528	\$1,633,756
	CP.4.X	CGO	4	CP.4.X	E9	4	4	\$121,436	\$485,745	\$192,461	\$769,845
	CP.4.X	CGO	4	CP.4.X.3	E9	3	3	\$122,324	\$366,972	\$172,646	\$517,937
	CP.4.Y	FGO	4	CP.4.Y	FGO	4	2	\$77,699	\$155,397	\$192,461	\$384,922
	Subtotal of Unit Cost							178		\$16,504,366	
Subtotal of Infrastructure/Community (I/C) Cost									\$1,879,907		\$3,629,145
Subtotal of Unit and I/C Cost									\$18,384,273		\$34,151,813
ACF Adjusted Subtotal (FY2001\$)									\$18,016,588		\$33,475,581
SIOH (FY2001\$)									\$540,498		\$1,822,446
Contingency (FY2001\$)									\$927,854		\$1,747,892
Adjusted Subtotal (FY2001\$)									\$19,484,940		\$37,045,918
Escalation @ 3.33%									\$648,849		\$1,233,631
Grand Total Cost (FY2003\$)									\$20,133,789		\$38,279,549
Improvement/Replacement (%)										52.60	
Recommendation										Improve	

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Neighborhood/Area	Existing Unit Type	Existing Grade/BR		Proposed WH Unit Type	Proposed Grade/BR		No. Units	Improvement		Replacement		
								Whole House Unit Cost (FY2001\$)	Total Whole House (FY2001\$)	Unit Cost (FY2001\$)	Total Cost (FY2001\$)	
APPR 50-69 Renovated	AP50-69.2.W	JNCO	2	AP50-69.2.W	JNCO	2	18	\$48,117	\$866,100	\$126,182	\$2,271,272	
	AP50-69.3.W	JNCO	3	AP50-69.3.W	SNCO	3	40	\$74,501	\$2,980,027	\$161,713	\$6,468,520	
	AP50-69.3.X	JNCO	3	AP50-69.3.X	JNCO	3	64	\$68,364	\$4,375,314	\$145,997	\$9,343,825	
Subtotal of Unit Cost							122		\$8,221,441		\$18,083,616	
Subtotal of Infrastructure/Community (I/C) Cost									\$289,672		\$1,122,993	
Subtotal of Unit and I/C Cost									\$8,511,113		\$19,206,608	
ACF Adjusted Subtotal (FY2001\$)									\$8,340,891		\$18,822,476	
SIOH (FY2001\$)									\$250,227		\$1,035,236	
Contingency (FY2001\$)									\$429,556		\$992,886	
Adjusted Subtotal (FY2001\$)									\$9,020,674		\$20,850,598	
Escalation @ 3.33%									\$300,389		\$694,326	
Grand Total Cost (FY2003\$)									\$9,321,063		\$21,544,924	
Improvement/Replacement (%)										43.26		
Recommendation										Improve		

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Neighborhood/Area	Existing Unit Type	Existing Grade/BR		Proposed WH Unit Type	Proposed Grade/BR		No. Units	Improvement		Replacement	
								Whole House Unit Cost (FY2001\$)	Total Whole House (FY2001\$)	Unit Cost (FY2001\$)	Total Cost (FY2001\$)
APPR 50-69 Unrenovated	AP50-69.2.X	JNCO	2	AP50-69.2.X	JNCO	2	4	\$102,448	\$409,792	\$126,182	\$504,727
	AP50-69.3.Y	JNCO	3	AP50-69.3.Y	SNCO	3	20	\$120,361	\$2,407,211	\$161,713	\$3,234,260
	AP50-69.4.X	JNCO	4	AP50-69.3.X.2	SNCO	3	8	\$122,365	\$978,917	\$161,713	\$1,293,704
Subtotal of Unit Cost							32		\$3,795,921		\$5,032,691
Subtotal of Infrastructure/Community (I/C) Cost									\$89,681		\$328,131
Subtotal of Unit and I/C Cost									\$3,885,602		\$5,360,822
ACF Adjusted Subtotal (FY2001\$)									\$3,807,890		\$5,253,606
SIOH (FY2001\$)									\$114,237		\$288,948
Contingency (FY2001\$)									\$196,106		\$277,128
Adjusted Subtotal (FY2001\$)									\$4,118,233		\$5,819,682
Escalation @ 3.33%									\$137,137		\$193,796
Grand Total Cost (FY2003\$)									\$4,255,370		\$6,013,477
Improvement/Replacement (%)										70.76	
Recommendation										Replace	

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Neighborhood/Area	Existing Unit Type	Existing Grade/BR	Proposed WH Unit Type	Proposed Grade/BR	No. Units	Improvement		Replacement	
						Whole House Unit Cost (FY2001\$)	Total Whole House (FY2001\$)	Unit Cost (FY2001\$)	Total Cost (FY2001\$)
Capehart 2500-2600 Area	CP.2	JNCO 2	CP.2	JNCO 2	26	\$58,106	\$1,510,766	\$126,182	\$3,280,726
	CP.3.Q	JNCO 3	CP.3.Q	JNCO 3	46	\$88,915	\$4,090,073	\$145,997	\$6,715,874
	CP.3.Q	SNCO 3	CP.3.Q	JNCO 3	37	\$88,915	\$3,289,841	\$145,997	\$5,401,899
	CP.3.Q	SNCO 3	CP.3.Q.4	JNCO 4	35	\$118,904	\$4,161,649	\$167,863	\$5,875,192
	CP.3.R	JNCO 3	CP.2.R.2	JNCO 2	26	\$69,658	\$1,811,113	\$126,182	\$3,280,726
	CP.3.R	SNCO 3	CP.2.R.2	JNCO 2	36	\$69,658	\$2,507,694	\$126,182	\$4,542,544
	CP.4.R	SNCO 4	CP.3.R.2	JNCO 3	12	\$89,385	\$1,072,625	\$145,997	\$1,751,967
Subtotal of Unit Cost					218		\$18,443,760		\$30,848,927
Subtotal of Infrastructure/Community (I/C) Cost							\$1,647,524		\$3,782,078
Subtotal of Unit and I/C Cost							\$20,091,284		\$34,631,006
ACF Adjusted Subtotal (FY2001\$)							\$19,689,459		\$33,938,386
SIOH (FY2001\$)							\$590,684		\$1,866,611
Contingency (FY2001\$)							\$1,014,007		\$1,790,250
Adjusted Subtotal (FY2001\$)							\$21,294,149		\$37,595,247
Escalation @ 3.33%							\$709,096		\$1,251,923
Grand Total Cost (FY2003\$)							\$22,003,246		\$38,847,170
Improvement/Replacement (%)								56.64	
Recommendation								Improve	

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Neighborhood/Area	Existing Unit Type	Existing Grade/BR		Proposed WH Unit Type	Proposed Grade/BR		No. Units	Improvement		Replacement	
								Whole House Unit Cost (FY2001\$)	Total Whole House (FY2001\$)	Unit Cost (FY2001\$)	Total Cost (FY2001\$)
Wherry 2200-2300 Area	WH.2.V	JNCO	2	WH.2.V	JNCO	2	12	\$116,628	\$1,399,536	\$126,182	\$1,514,181
	WH.2.X	JNCO	2	WH.2.X	JNCO	2	74	\$109,242	\$8,083,924	\$126,182	\$9,337,451
	WH.2.Y	JNCO	2	WH.2.Y	JNCO	2	130	\$110,348	\$14,345,286	\$126,182	\$16,403,630
	WH.2.Z	JNCO	2	WH.2.Z	JNCO	2	68	\$104,843	\$7,129,311	\$126,182	\$8,580,361
	WH.3.W	JNCO	3	WH.2.W.2	JNCO	2	26	\$94,366	\$2,453,522	\$126,182	\$3,280,726
	WH.3.W	SNCO	3	WH.2.W.2	SNCO	2	6	\$94,366	\$566,197	\$136,431	\$818,587
	WH.3.X	JNCO	3	WH.2.X.2	JNCO	2	10	\$102,358	\$1,023,578	\$126,182	\$1,261,818
	WH.4.W	JNCO	4	WH.4.W	JNCO	4	25	\$128,800	\$3,219,989	\$167,863	\$4,196,566
	WH.4.W	JNCO	4	WH.4.W	SNCO	4	6	\$128,800	\$772,797	\$181,528	\$1,089,171
	WH.4.W	SNCO	4	WH.4.W	SNCO	4	6	\$128,800	\$772,797	\$181,528	\$1,089,171
	WH.4.Y	JNCO	4	WH.4.Y	SNCO	4	4	\$144,460	\$577,839	\$181,528	\$726,114
	WH.4.Y	SNCO	4	WH.4.Y	SNCO	4	8	\$144,460	\$1,155,679	\$181,528	\$1,452,228
	WH.5	E9	5	WH.4.Z		4	1	\$72,885	\$72,885	\$0	\$0
	Subtotal of Unit Cost							376		\$41,573,342	
Subtotal of Infrastructure/Community (I/C) Cost									\$2,524,998		\$6,109,300
Subtotal of Unit and I/C Cost									\$44,098,340		\$55,859,304
ACF Adjusted Subtotal (FY2001\$)									\$43,216,373		\$54,742,117
SIOH (FY2001\$)									\$1,296,491		\$3,010,816
Contingency (FY2001\$)									\$2,225,643		\$2,887,647
Adjusted Subtotal (FY2001\$)									\$46,738,507		\$60,640,581
Escalation @ 3.33%									\$1,556,394		\$2,019,334
Grand Total Cost (FY2003\$)									\$48,294,902		\$62,659,914
Improvement/Replacement (%)										77.07	
Recommendation										Replace	

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Neighborhood/Area	Existing Unit Type	Existing Grade/BR		Proposed WH Unit Type	Proposed Grade/BR	No. Units	Improvement		Replacement		
							Whole House Unit Cost (FY2001\$)	Total Whole House (FY2001\$)	Unit Cost (FY2001\$)	Total Cost (FY2001\$)	
Wherry 2400 Area	WH.2.W	JNCO	2	WH.2.W	JNCO	2	12	\$106,017	\$1,272,209	\$126,182	\$1,514,181
	WH.2.X	JNCO	2	WH.2.X	JNCO	2	84	\$109,242	\$9,176,346	\$126,182	\$10,599,269
	WH.2.Y	JNCO	2	WH.2.Y	JNCO	2	32	\$110,348	\$3,531,147	\$126,182	\$4,037,817
	WH.2.Z	JNCO	2	WH.2.Z	JNCO	2	16	\$104,843	\$1,677,485	\$126,182	\$2,018,908
	WH.3.W	JNCO	3	WH.2.W.2	JNCO	2	32	\$94,366	\$3,019,720	\$126,182	\$4,037,817
	WH.3.X	JNCO	3	WH.2.X.2	JNCO	2	3	\$102,358	\$307,073	\$126,182	\$378,545
	WH.4.W	JNCO	4	WH.4.W	JNCO	4	4	\$128,800	\$515,198	\$167,863	\$671,450
	WH.4.W	SNCO	4	WH.4.W	JNCO	4	8	\$128,800	\$1,030,396	\$167,863	\$1,342,901
	WH.4.X	SNCO	4	WH.4.X	SNCO	4	1	\$137,010	\$137,010	\$181,528	\$181,528
	WH.4.Y	JNCO	4	WH.4.Y	JNCO	4	2	\$144,460	\$288,920	\$167,863	\$335,725
	WH.4.Y	SNCO	4	WH.4.Y	JNCO	4	6	\$144,460	\$866,759	\$167,863	\$1,007,176
	Subtotal of Unit Cost						200		\$21,822,264		\$26,125,318
Subtotal of Infrastructure/Community (I/C) Cost									\$1,487,862		\$2,991,349
Subtotal of Unit and I/C Cost									\$23,310,126		\$29,116,667
ACF Adjusted Subtotal (FY2001\$)									\$22,843,924		\$28,534,334
SIOH (FY2001\$)									\$685,318		\$1,569,388
Contingency (FY2001\$)									\$1,176,462		\$1,505,186
Adjusted Subtotal (FY2001\$)									\$24,705,704		\$31,608,908
Escalation @ 3.33%									\$822,701		\$1,052,578
Grand Total Cost (FY2003\$)									\$25,528,404		\$32,661,486
Improvement/Replacement (%)										78.16	
Recommendation										Replace	

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5.3 Decision Database Reports

5.3.1 Introduction

Section 5.3, Decision Database Report, contains the database reports that itemize decisions made regarding whether to improve or replace each unit type and neighborhood/area for Holloman AFB.

- 5.3.2, Community Improvement/Replacement Decision Investment Cost Summary - reports decisions with associated costs for all neighborhood/areas and unit types requiring investment funds.
- 5.3.3, Adequate Unit Cost Summary - reports decisions with associated costs for all neighborhood/areas and unit types requiring O&M funds. These are units with CAM scores of 3.75 or above.
- 5.3.4, Inventory Decision by Neighborhood/Area /Unit Type lists all neighborhood/areas and unit types and the decision for each: Improve (investment), Improve (O&M), Replace; Retain, Surplus or Deficit Construction. This report includes all unit types and all neighborhoods.

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5.3.2 Community Improvement/Replacement Decision Investment Cost Summary

Base Name: Holloman Air Force Base

Neighborhood/Area	Existing Unit Type	Existing Grade/BR	Existing	Proposed Unit Type	Proposed Grade/BR	No. Units	Improvement		Replacement		Total
							Whole House Cost (FY2001\$)	Total Whole House Cost (FY2001\$)	Cost Per Unit (FY2001\$)	Total Cost (FY2001\$)	
2100 Area	FY03.3	JNCO	3	FY03.3	JNCO	3					
	FY03.4	JNCO	4	FY03.4	JNCO	4					
	Subtotal of Unit Cost					101		\$0		\$0	\$0
	Subtotal of Prorated Infrastructure/Community(I/C) Cost										\$0
	Subtotal of Lump Sum Infrastructure/Community(I/C) Cost										\$0
	Subtotal of Unit and I/C Costs										\$0
	ACF Adjusted Subtotal										\$0
	SIOH										\$0
	Contingency										\$0
	Adjusted Subtotal (FY2001\$)										\$0
	Escalation @ 3.33%										\$0
	Neighborhood/Area Total Cost (FY2003\$)										\$0

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Neighborhood/Area	Existing Unit Type	Existing Grade/BR		Proposed Unit Type	Proposed Grade/BR	No. Units	Improvement		Replacement		Total
							Whole House Cost (FY2001\$)	Total Whole House Cost (FY2001\$)	Cost Per Unit (FY2001\$)	Total Cost (FY2001\$)	
2700-2800 Area	CP.3.S	FGO	3	CP.3.S	FGO	31	\$94,941	\$2,943,178			
	CP.3.T	CGO	3	CP.3.T	CGO	42	\$92,410	\$3,881,235			
	CP.3.U	FGO	3	CP.3.U	FGO	9	\$72,984	\$656,860			
	CP.3.V	CGO	3	CP.3.V	CGO	38	\$92,257	\$3,505,778			
	CP.3.W	CGO	3	CP.3.W	CGO	4	\$76,996	\$307,985			
	CP.3.W	FGO	3	CP.3.W	FGO	2	\$76,996	\$153,992			
	CP.3.X	CGO	3	CP.3.X	CGO	6	\$84,279	\$505,675			
	CP.3.Z	FGO	3	CP.3.Z	FGO	1	\$108,832	\$108,832			
	CP.4.G	GOQ	4	CP.4.G	GOQ	1	\$191,538	\$191,538			
	CP.4.S	SOQ	4	CP.4.S	SOQ	1					
	CP.4.T	SOQ	4	CP.4.T	FGO	5					
	CP.4.T	SOQ	4	CP.4.T	SOQ	6					
	CP.4.U	SOQ	4	CP.4.U	SOQ	1	\$75,410	\$75,410			
	CP.4.V	CGO	4	CP.4.V	CGO	11	\$82,914	\$912,050			
	CP.4.V	CGO	4	CP.4.V	FGO	9	\$82,914	\$746,223			
	CP.4.V	FGO	4	CP.4.V	FGO	5	\$82,914	\$414,568			
	CP.4.X	CGO	4	CP.4.X	CGO	9	\$121,436	\$1,092,927			
	CP.4.X	CGO	4	CP.4.X	E9	4	\$121,436	\$485,745			
	CP.4.X	CGO	4	CP.4.X.3	E9	3	\$122,324	\$366,972			
	CP.4.Y	FGO	4	CP.4.Y	FGO	2	\$77,699	\$155,397			
	Subtotal of Unit Cost					190		\$16,504,366		\$0	\$16,504,366
	Subtotal of Prorated Infrastructure/Community(I/C) Cost										\$1,879,907
	Subtotal of Lump Sum Infrastructure/Community(I/C) Cost										\$0
	Subtotal of Unit and I/C Costs										\$18,384,273
	ACF Adjusted Subtotal										\$18,016,588
	SIOH										\$540,498
	Contingency										\$927,854
	Adjusted Subtotal (FY2001\$)										\$19,484,940
	Escalation @ 3.33%										\$648,849
	Neighborhood/Area Total Cost (FY2003\$)										\$20,133,789

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Neighborhood/Area	Existing Unit Type	Existing Grade/BR	Proposed Unit Type	Proposed Grade/BR	No. Units	Improvement		Replacement		Total
						Whole House Cost (FY2001\$)	Total Whole House Cost (FY2001\$)	Cost Per Unit (FY2001\$)	Total Cost (FY2001\$)	
APPR 50-69 Renovated	AP50-69.2.W	JNCO	2	AP50-69.2.W	JNCO	2	18	\$48,117	\$866,100	
	AP50-69.3.W	JNCO	3	AP50-69.3.W	SNCO	3	40	\$74,501	\$2,980,027	
	AP50-69.3.X	JNCO	3	AP50-69.3.X	JNCO	3	64	\$68,364	\$4,375,314	
	Subtotal of Unit Cost						122		\$8,221,441	\$0
	Subtotal of Prorated Infrastructure/Community(I/C) Cost									\$289,672
	Subtotal of Lump Sum Infrastructure/Community(I/C) Cost									\$0
	Subtotal of Unit and I/C Costs									\$8,511,113
	ACF Adjusted Subtotal									\$8,340,891
	SIOH									\$250,227
	Contingency									\$429,556
	Adjusted Subtotal (FY2001\$)									\$9,020,674
	Escalation @ 3.33%									\$300,389
	Neighborhood/Area Total Cost (FY2003\$)									\$9,321,063

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Neighborhood/Area	Existing Unit Type	Existing Grade/BR	Proposed Unit Type	Proposed Grade/BR	No. Units	Improvement		Replacement		Total
						Whole House Cost (FY2001\$)	Total Whole House Cost (FY2001\$)	Cost Per Unit (FY2001\$)	Total Cost (FY2001\$)	
APPR 50-69 Unrenovated	AP50-69.2.X	JNCO	2	R2BJTH	JNCO	3	4	\$145,997	\$583,989	
	AP50-69.3.Y	JNCO	3	R3BSTH	SNCO	3	20	\$161,713	\$3,234,260	
	AP50-69.4.X	JNCO	4	R3BSTH	SNCO	3	8	\$161,713	\$1,293,704	
	Subtotal of Unit Cost					32			\$5,111,953	\$5,111,953
	Subtotal of Prorated Infrastructure/Community(I/C) Cost									\$333,299
	Subtotal of Lump Sum Infrastructure/Community(I/C) Cost									\$0
	Subtotal of Unit and I/C Costs									\$5,445,252
	ACF Adjusted Subtotal									\$5,336,347
	SIOH									\$293,499
	Contingency									\$281,492
	Adjusted Subtotal (FY2001\$)									\$5,911,338
	Escalation @ 3.33%									\$196,848
	Neighborhood/Area Total Cost (FY2003\$)									\$6,108,186

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Neighborhood/Area	Existing Unit Type	Existing Grade/BR	Proposed Unit Type	Proposed Grade/BR	No. Units	Improvement		Replacement		Total
						Whole House Cost (FY2001\$)	Total Whole House Cost (FY2001\$)	Cost Per Unit (FY2001\$)	Total Cost (FY2001\$)	
Capehart 2500-2600 Area	CP.2	JNCO	2	CP.2	JNCO	2	\$58,106	\$1,510,766		
	CP.3.Q	SNCO	3	CP.3.Q	JNCO	3	\$88,915	\$3,289,841		
	CP.3.Q	JNCO	3	CP.3.Q	JNCO	3	\$88,915	\$4,090,073		
	CP.3.Q	SNCO	3	CP.3.Q.4	JNCO	4	\$118,904	\$4,161,649		
	CP.3.R	JNCO	3	CP.2.R.2	JNCO	2	\$69,658	\$1,811,113		
	CP.3.R	SNCO	3	CP.2.R.2	JNCO	2	\$69,658	\$2,507,694		
	CP.4.Q	SNCO	4		SNCO	2				
	CP.4.Q	SNCO	4	CP.3.Q.2	SNCO	3	\$66,553	\$798,635		
	CP.4.Q	SNCO	4	CP.4.Q	SNCO	4	\$77,035	\$616,277		
	CP.4.R	SNCO	4	CP.3.R.2	JNCO	3	\$89,385	\$1,072,625		
Subtotal of Unit Cost					240		\$19,858,672		\$0	\$19,858,672
Subtotal of Prorated Infrastructure/Community(I/C) Cost										\$1,647,524
Subtotal of Lump Sum Infrastructure/Community(I/C) Cost										\$0
Subtotal of Unit and I/C Costs										\$21,506,195
ACF Adjusted Subtotal										\$21,076,072
SIOH										\$632,282
Contingency										\$1,085,418
Adjusted Subtotal (FY2001\$)										\$22,793,771
Escalation @ 3.33%										\$759,034
Neighborhood/Area Total Cost (FY2003\$)										\$23,552,805

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Neighborhood/Area	Existing Unit Type	Existing Grade/BR	Proposed Unit Type	Proposed Grade/BR	No. Units	Improvement		Replacement		Total
						Whole House Cost (FY2001\$)	Total Whole House Cost (FY2001\$)	Cost Per Unit (FY2001\$)	Total Cost (FY2001\$)	
FY96-02 Replacement	FY02.3.W	JNCO	3	FY02.3.W	JNCO	3	36			
	FY02.3.X	JNCO	3	FY02.3.X	JNCO	3	36			
	FY02.3.Y	JNCO	3	FY02.3.Y	JNCO	3	4			
	FY96-02.2	JNCO	2	FY96-02.2	JNCO	2	4			
	FY96-02.3.W	JNCO	3	FY96-02.3.W	JNCO	3	36			
	FY96-02.3.X	JNCO	3	FY96-02.3.X	JNCO	3	31			
	FY96-02.3.X	JNCO	3	FY96-02.3.X	SNCO	3	1			
	FY96-02.3.Y	JNCO	3	FY96-02.3.Y	JNCO	3	4			
	Subtotal of Unit Cost					152				
	Subtotal of Prorated Infrastructure/Community(I/C) Cost									\$116,869
	Subtotal of Lump Sum Infrastructure/Community(I/C) Cost									\$0
	Subtotal of Unit and I/C Costs									\$116,869
	ACF Adjusted Subtotal									\$114,532
	SIOH									\$3,436
	Contingency									\$5,898
	Adjusted Subtotal (FY2001\$)									\$123,866
	Escalation @ 3.33%									\$4,125
	Neighborhood/Area Total Cost (FY2003\$)									\$127,991

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Neighborhood/Area	Existing Unit Type	Existing Grade/BR	Proposed Unit Type	Proposed Grade/BR	No. Units	Improvement		Replacement		Total
						Whole House Cost (FY2001\$)	Total Whole House Cost (FY2001\$)	Cost Per Unit (FY2001\$)	Total Cost (FY2001\$)	
Wherry 2200-2300 Area	WH.2.V	JNCO	2	R2BJF	JNCO	2	5	\$126,182	\$630,909	
	WH.2.V	JNCO	2	R2BJTH	JNCO	3	7	\$145,997	\$1,021,981	
	WH.2.X	JNCO	2	R2BJF	JNCO	2	53	\$126,182	\$6,687,634	
	WH.2.X	JNCO	2	R2BJTH	JNCO	3	21	\$145,997	\$3,065,942	
	WH.2.Y	JNCO	2	R2BJF	JNCO	2	76	\$126,182	\$9,589,815	
	WH.2.Y	JNCO	2	R2BJTH	JNCO	3	54	\$145,997	\$7,883,852	
	WH.2.Z	JNCO	2	R2BJF	JNCO	2	20	\$126,182	\$2,523,635	
	WH.2.Z	JNCO	2	R2BJTH	JNCO	3	48	\$145,997	\$7,007,868	
	WH.3.W	JNCO	3	R3BJTH	JNCO	3	26	\$145,997	\$3,795,929	
	WH.3.W	SNCO	3	R3BSTH	SNCO	3	6	\$161,713	\$970,278	
	WH.3.X	JNCO	3	R3BJTH	JNCO	3	10	\$145,997	\$1,459,973	
	WH.4.W	JNCO	4	R4BJTH	JNCO	4	25	\$167,863	\$4,196,566	
	WH.4.W	JNCO	4	R4BJTH	SNCO	4	6	\$181,528	\$1,089,171	
	WH.4.W	SNCO	4	R4BSTH	SNCO	4	6	\$181,528	\$1,089,171	
	WH.4.Y	JNCO	4	R4BJTH	SNCO	4	4	\$181,528	\$726,114	
	WH.4.Y	SNCO	4	R4BSTH	SNCO	4	8	\$181,528	\$1,452,228	
	WH.5	E9	5				1			
Subtotal of Unit Cost					376		\$0		\$53,191,065	\$53,191,065
Subtotal of Prorated Infrastructure/Community(I/C) Cost										\$6,531,863
Subtotal of Lump Sum Infrastructure/Community(I/C) Cost										\$0
Subtotal of Unit and I/C Costs										\$59,722,927
ACF Adjusted Subtotal										\$58,528,469
SIOH										\$3,219,066
Contingency										\$3,087,377
Adjusted Subtotal (FY2001\$)										\$64,834,911
Escalation @ 3.33%										\$2,159,005
Neighborhood/Area Total Cost (FY2003\$)										\$66,993,917

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Neighborhood/Area	Existing Unit Type	Existing Grade/BR		Proposed Unit Type	Proposed Grade/BR	No. Units	Improvement		Replacement		Total
							Whole House Cost (FY2001\$)	Total Whole House Cost (FY2001\$)	Cost Per Unit (FY2001\$)	Total Cost (FY2001\$)	
Wherry 2400 Area	WH.2.W	JNCO	2	R2BJF	JNCO	2			\$126,182	\$1,261,818	
	WH.2.W	JNCO	2	R2BJTH	JNCO	3			\$145,997	\$291,995	
	WH.2.X	JNCO	2	R2BJF	JNCO	2			\$126,182	\$1,514,181	
	WH.2.X	JNCO	2	R2BJTH	JNCO	3			\$145,997	\$10,511,803	
	WH.2.Y	JNCO	2	R2BJF	JNCO	2			\$126,182	\$1,766,545	
	WH.2.Y	JNCO	2	R2BJTH	JNCO	3			\$145,997	\$2,627,951	
	WH.2.Z	JNCO	2	R2BJF	JNCO	2			\$126,182	\$1,766,545	
	WH.2.Z	JNCO	2	R2BJTH	JNCO	3			\$145,997	\$291,995	
	WH.3.W	JNCO	3	R3BJTH	JNCO	3			\$145,997	\$4,671,912	
	WH.3.X	JNCO	3	R3BJTH	JNCO	3			\$145,997	\$437,992	
	WH.4.W	JNCO	4	R4BJTH	JNCO	4			\$167,863	\$671,450	
	WH.4.W	SNCO	4	R4BSTH	JNCO	4			\$167,863	\$1,342,901	
	WH.4.X	SNCO	4	R4BSTH	SNCO	4			\$181,528	\$181,528	
	WH.4.Y	JNCO	4	R4BJTH	JNCO	4			\$167,863	\$335,725	
	WH.4.Y	SNCO	4	R4BSTH	JNCO	4			\$167,863	\$1,007,176	
Subtotal of Unit Cost						200		\$0		\$28,681,516	\$28,681,516
Subtotal of Prorated Infrastructure/Community(I/C) Cost											\$3,284,034
Subtotal of Lump Sum Infrastructure/Community(I/C) Cost											\$0
Subtotal of Unit and I/C Costs											\$31,965,549
ACF Adjusted Subtotal											\$31,326,238
SIOH											\$1,722,943
Contingency											\$1,652,459
Adjusted Subtotal (FY2001\$)											\$34,701,641
Escalation @ 3.33%											\$1,155,566
Neighborhood/Area Total Cost (FY2003\$)											\$35,857,207

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5.3.3 Adequate Unit Cost Summary

Base Name: Holloman Air Force Base

Neighborhood/Area	Existing Unit Type	Existing Grade/BR		Proposed Unit Type	Proposed Grade/BR		No. Units	Adequate Cost Per Unit (FY2001\$)	Total Adequate Unit Cost (FY2001\$)
2700-2800 Area	CP.4.S	SOQ	4	CP.4.S	SOQ	4	1	\$39,815	\$39,815
	CP.4.T	SOQ	4	CP.4.T	FGO	4	5	\$79,406	\$397,030
	CP.4.T	SOQ	4	CP.4.T	SOQ	4	6	\$79,406	\$476,436
	Subtotal of Unit Cost						12		\$913,280
	ACF Adjusted Subtotal								\$895,015
Escalation @ 3.33%									\$29,804
Neighborhood/Area Total Cost (FY2003\$)									\$924,819
FY96-02 Replacement	FY96-02.2	JNCO	2	FY96-02.2	JNCO	2	4	\$8,025	\$32,100
	FY96-02.3.W	JNCO	3	FY96-02.3.W	JNCO	3	36	\$2,975	\$107,082
	FY96-02.3.X	JNCO	3	FY96-02.3.X	JNCO	3	31	\$4,688	\$145,320
	FY96-02.3.X	JNCO	3	FY96-02.3.X	SNCO	3	1	\$4,688	\$4,688
	FY96-02.3.Y	JNCO	3	FY96-02.3.Y	JNCO	3	4	\$14,155	\$56,620
Subtotal of Unit Cost						76		\$345,810	\$345,810
ACF Adjusted Subtotal									\$338,894
Escalation @ 3.33%									\$11,285
Neighborhood/Area Total Cost (FY2003\$)									\$350,179

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5.3.4 Inventory Decision By Neighborhood/Area/Unit Type

Base Name: Holloman Air Force Base

Existing Unit Grade Mix								Final Reno. Dec.	Proposed Unit Grade Mix							
Unit Type	Grade/BR	BA	Gross SF	Net SF	Qty	CAM			Unit Type	Grade/BR	BA	Gross SF	Net SF	Qty		
2100 Area																
FY03.3	JNCO	3	2	1630	1310	51	5.00		FY03.3	JNCO	3	2	1630	1310	51	
FY03.4	JNCO	4	3	1950	1570	50	5.00		FY03.4	JNCO	4	3	1950	1570	50	
Retain Subtotal						101			Retain Subtotal						101	
Subtotal						101			Subtotal						101	
Infra. CAM						3.03										
Comm. CAM						2.09										
2700-2800 Area																
CP.3.S	FGO	3	2	1681	1476	31	3.60		CP.3.S	FGO	3	2	1681	1465	31	
CP.3.T	CGO	3	2	1554	1248	42	3.69		CP.3.T	CGO	3	2	1554	1268	42	
CP.3.U	FGO	3	2	1713	1456	9	3.66		CP.3.U	FGO	3	2	1713	1445	9	
CP.3.V	CGO	3	2	1551	1326	38	3.61		CP.3.V	CGO	3	2	1551	1276	38	
CP.3.W	FGO	3	2	1671	1400	2	3.70		CP.3.W	FGO	3	2	1671	1413	2	
CP.3.W	CGO	3	2	1671	1400	4	3.70		CP.3.W	CGO	3	2	1671	1413	4	
CP.3.X	CGO	3	2	1673	1400	6	3.68		CP.3.X	CGO	3	2	1673	1400	6	
CP.3.Z	FGO	3	2	1669	1477	1	3.49		CP.3.Z	FGO	3	2	1669	1465	1	
CP.4.G	GOQ	4	2.5	3033	2675	1			CP.4.G	GOQ	4	2.5	3012	2675	1	
CP.4.U	SOQ	4	2	2067	1864	1	3.70		CP.4.U	SOQ	4	2	2067	1864	1	
CP.4.V	CGO	4	2	1935	1587	9	3.63		CP.4.V	FGO	4	2	1935	1587	9	
CP.4.V	FGO	4	2	1935	1587	5	3.63		CP.4.V	FGO	4	2	1935	1587	5	
CP.4.V	CGO	4	2	1935	1587	11	3.63		CP.4.V	CGO	4	2	1935	1587	11	
CP.4.X	CGO	4	2	1733	1460	4	3.66		CP.4.X	E9	4	2	1733	1460	4	
CP.4.X	CGO	4	2	1733	1460	3	3.66		CP.4.X.3	E9	3	2	1733	1460	3	
CP.4.X	CGO	4	2	1733	1460	9	3.66		CP.4.X	CGO	4	2	1733	1460	9	
CP.4.Y	FGO	4	2	1733	1460	2	3.67		CP.4.Y	FGO	4	2	1817	1460	2	
Improve Subtotal						178			Improve Subtotal						178	
CP.4.S	SOQ	4	2.5	2396	2125	1	3.80		CP.4.S	SOQ	4	2.5	2396	2125	1	
CP.4.T	SOQ	4	2	2011	1772	6	3.83		CP.4.T	SOQ	4	2	2011	1772	6	
CP.4.T	SOQ	4	2	2011	1772	5	3.83		CP.4.T	FGO	4	2	2011	1772	5	
Retain Subtotal						12			Retain Subtotal						12	
Subtotal						190			Subtotal						190	
Infra. CAM						2.94										
Comm. CAM						2.62										

HOLLOMAN AFB, NEW MEXICO

Existing Unit Grade Mix								Final Reno. Dec.	Proposed Unit Grade Mix						
Unit Type	Grade/BR	BA	Gross SF	Net SF	Qty	CAM			Unit Type	Grade/BR	BA	Gross SF	Net SF	Qty	
FY96-02.2	JNCO	2	1	1139	922	4	3.86	Retain	FY96-02.2	JNCO	2	1	1139	922	4
FY96-02.3.W	JNCO	3	2	1383	1197	36	3.88	Retain	FY96-02.3.W	JNCO	3	2	1383	1197	36
FY96-02.3.X	JNCO	3	2	1341	1123	31	3.85	Retain	FY96-02.3.X	JNCO	3	2	1341	1123	31
FY96-02.3.X	JNCO	3	2	1341	1123	1	3.85	Retain	FY96-02.3.X	SNCO	3	2	1341	1123	1
FY96-02.3.Y	JNCO	3	2	1388	1205	4	3.90	Retain	FY96-02.3.Y	JNCO	3	2	1477	1245	4
Retain Subtotal					152				Retain Subtotal					152	
Subtotal					152				Subtotal					152	
Infra. CAM						3.78									
Comm. CAM						3.41									
Wherry 2200-2300 Area															
WH.2.V	JNCO	2	1	963	776	5	3.07	Replace	R2BJF	JNCO	2	1.5	1317	1082	5
WH.2.V	JNCO	2	1	963	776	7	3.07	Replace	R2BJTH	JNCO	3	1.5	1430	1117	7
WH.2.X	JNCO	2	1	1138	898	21	2.95	Replace	R2BJTH	JNCO	3	1.5	1430	1117	21
WH.2.X	JNCO	2	1	1138	898	53	2.95	Replace	R2BJF	JNCO	2	1.5	1317	1082	53
WH.2.Y	JNCO	2	2	1305	1068	76	3.18	Replace	R2BJF	JNCO	2	1.5	1317	1082	76
WH.2.Y	JNCO	2	2	1305	1068	54	3.18	Replace	R2BJTH	JNCO	3	1.5	1430	1117	54
WH.2.Z	JNCO	2	2	1373	1080	48	3.11	Replace	R2BJTH	JNCO	3	1.5	1430	1117	48
WH.2.Z	JNCO	2	2	1373	1080	20	3.11	Replace	R2BJF	JNCO	2	1.5	1317	1082	20
WH.3.W	SNCO	3	1	1106	955	6	2.97	Replace	R3BSTH	SNCO	3	2.5	1823	1442	6
WH.3.W	JNCO	3	1	1106	955	26	2.97	Replace	R3BJTH	JNCO	3	2.5	1736	1356	26
WH.3.X	JNCO	3	1	1426	1240	10	3.05	Replace	R3BJTH	JNCO	3	2.5	1736	1356	10
WH.4.W	SNCO	4	2	1531	1294	6	2.96	Replace	R4BSTH	SNCO	4	2.5	2150		6
WH.4.W	JNCO	4	2	1531	1294	25	2.96	Replace	R4BJTH	JNCO	4	2.5	1900	1505	25
WH.4.W	JNCO	4	2	1531	1294	6	2.96	Replace	R4BJTH	SNCO	4	2.5	1900	1505	6
WH.4.Y	SNCO	4	2	1655	1450	8	2.96	Replace	R4BSTH	SNCO	4	2.5	2150		8
WH.4.Y	JNCO	4	2	1655	1450	4	2.96	Replace	R4BJTH	SNCO	4	2.5	1900	1505	4
Replace Subtotal					375				Replace Subtotal					375	
WH.5	E9	5	3	1909	1614	1	3.66	Surplus/Demo							0
Surplus/Demo Subtotal					1				Surplus/Demo Subtotal					0	
Subtotal					376				Subtotal					375	
Infra. CAM						2.98									
Comm. CAM						2.27									
Wherry 2400 Area															
WH.2.W	JNCO	2	1	1041	872	10	3.11	Replace	R2BJF	JNCO	2	1.5	1317	1082	10
WH.2.W	JNCO	2	1	1041	872	2	3.11	Replace	R2BJTH	JNCO	3	1.5	1430	1117	2
WH.2.X	JNCO	2	1	1138	898	12	2.95	Replace	R2BJF	JNCO	2	1.5	1317	1082	12

Existing Unit Grade Mix								Final Reno. Dec.	Proposed Unit Grade Mix						
Unit Type	Grade/BR	BA	Gross SF	Net SF	Qty	CAM			Unit Type	Grade/BR	BA	Gross SF	Net SF	Qty	
WH.2.X	JNCO	2	1	1138	898	72	2.95	Replace	R2BJTH	JNCO	3	1.5	1430	1117	72
WH.2.Y	JNCO	2	2	1305	1068	18	3.18	Replace	R2BJTH	JNCO	3	1.5	1430	1117	18
WH.2.Y	JNCO	2	2	1305	1068	14	3.18	Replace	R2BJF	JNCO	2	1.5	1317	1082	14
WH.2.Z	JNCO	2	2	1373	1080	2	3.11	Replace	R2BJTH	JNCO	3	1.5	1430	1117	2
WH.2.Z	JNCO	2	2	1373	1080	14	3.11	Replace	R2BJF	JNCO	2	1.5	1317	1082	14
WH.3.W	JNCO	3	1	1106	955	32	2.97	Replace	R3BJTH	JNCO	3	2.5	1736	1356	32
WH.3.X	JNCO	3	1	1426	1240	3	3.05	Replace	R3BJTH	JNCO	3	2.5	1736	1356	3
WH.4.W	JNCO	4	2	1531	1294	4	2.96	Replace	R4BJTH	JNCO	4	2.5	1900	1505	4
WH.4.W	SNCO	4	2	1531	1294	8	2.96	Replace	R4BSTH	JNCO	4	2.5	1950		8
WH.4.X	SNCO	4	2	1710	1461	1	2.99	Replace	R4BSTH	SNCO	4	2.5	2150		1
WH.4.Y	JNCO	4	2	1655	1450	2	2.96	Replace	R4BJTH	JNCO	4	2.5	1900	1505	2
WH.4.Y	SNCO	4	2	1655	1450	6	2.96	Replace	R4BSTH	JNCO	4	2.5	1950		6
Replace Subtotal					200				Replace Subtotal					200	
Subtotal					200				Subtotal					200	
Infra. CAM						2.91									
Comm. CAM						2.61									
Total					1413				Total					1410	

5.4 Decision Drawings

5.4.1 Introduction

Section 5.4, Decision Drawings, provides the drawings that illustrate the investment decisions made for Holloman AFB.

- 5.4.2, Decision Community Development Plans, illustrate the combination of improvement/replacement decision summarized in Section 5.3 on a Neighborhood/Area level.
- 5.4.3, Decision Neighborhood Improvement Plans, provide larger scale details of specific neighborhood improvements.
- 5.4.4, Decision Unit Grade Mix Plans, illustrate the recommended grades of personnel to be housed in each neighborhood after all improvement/replacement projects have been accomplished.
- 5.4.5, Decision Replacement Unit Plans, provides typical unit floor plans and elevations for replacement projects, if needed.

5.4.2 Decision Community Development Plans (Whole Neighborhood and/or Replacement)

- Decision Community Development Plans (West Neighborhood/Areas)
- Decision Community Development Plans (East Neighborhood/Areas)
- Decision Community Development Plans (Wherry 2200-2300 Area)



Wherry 2200-2300 Area
Replace

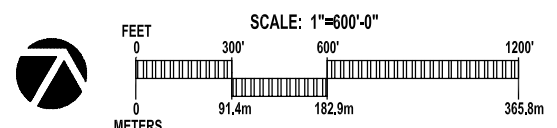
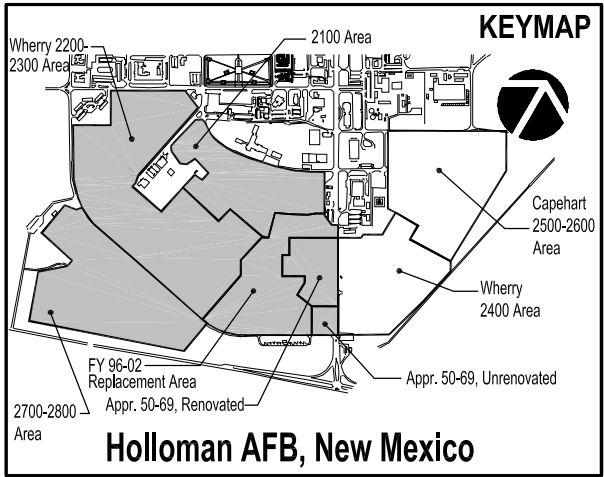
2100 Area
Retain

FY96-02 Replacement Area
Retain

Appr50-69 Renovated
Improve

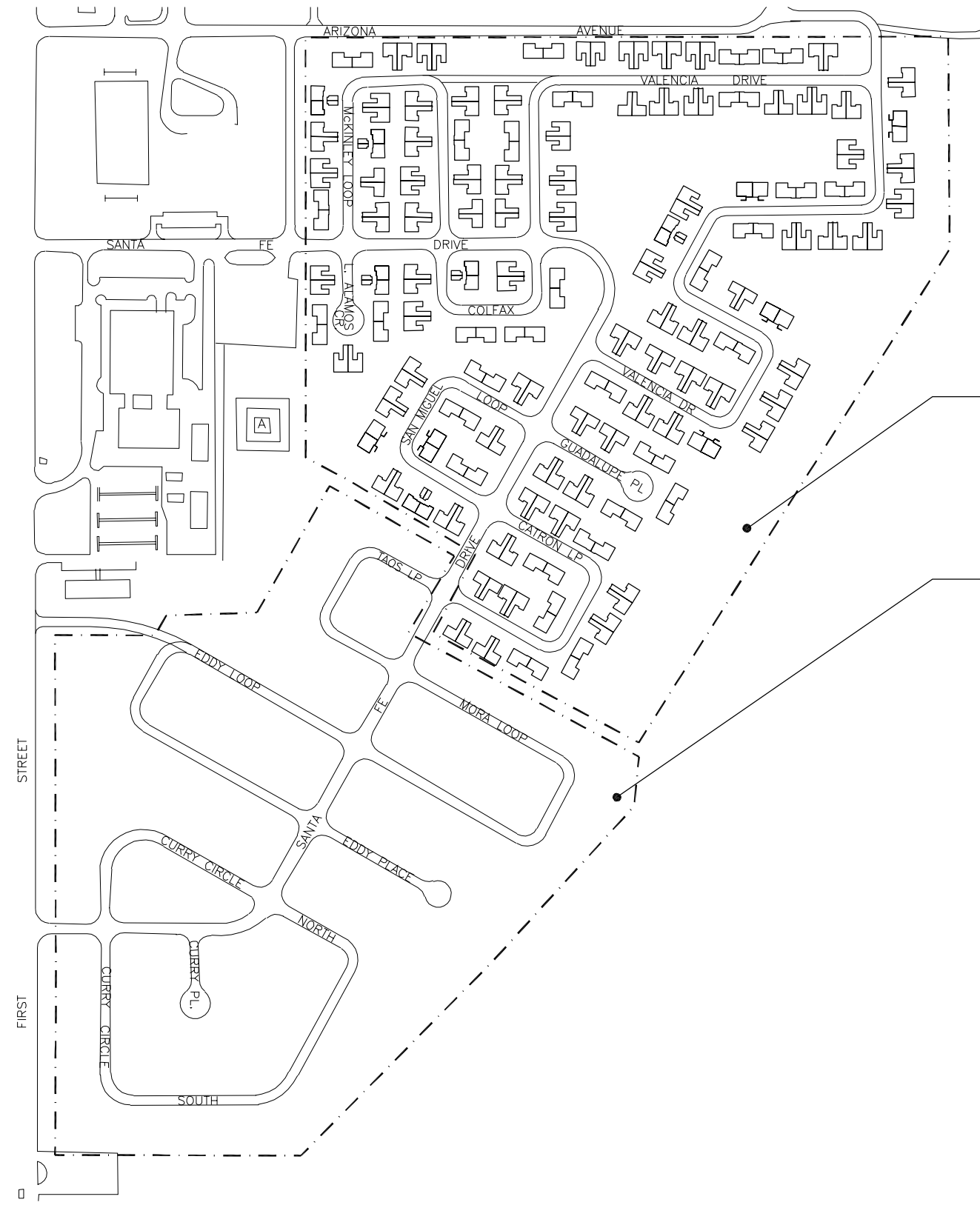
Appr50-69 Unrenovated
Replace

2700-2800 Area
Improve
Retain 12 Units, Unit Types:
CP.4.S, CP.4.T



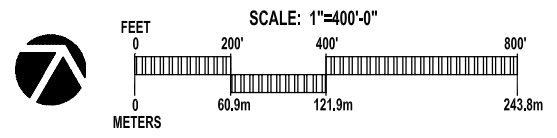
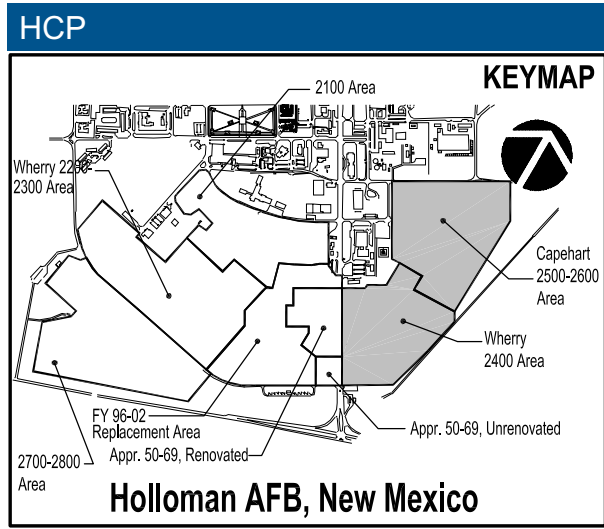
Decision Community
Concept Development Plan -
West Neighborhood Areas

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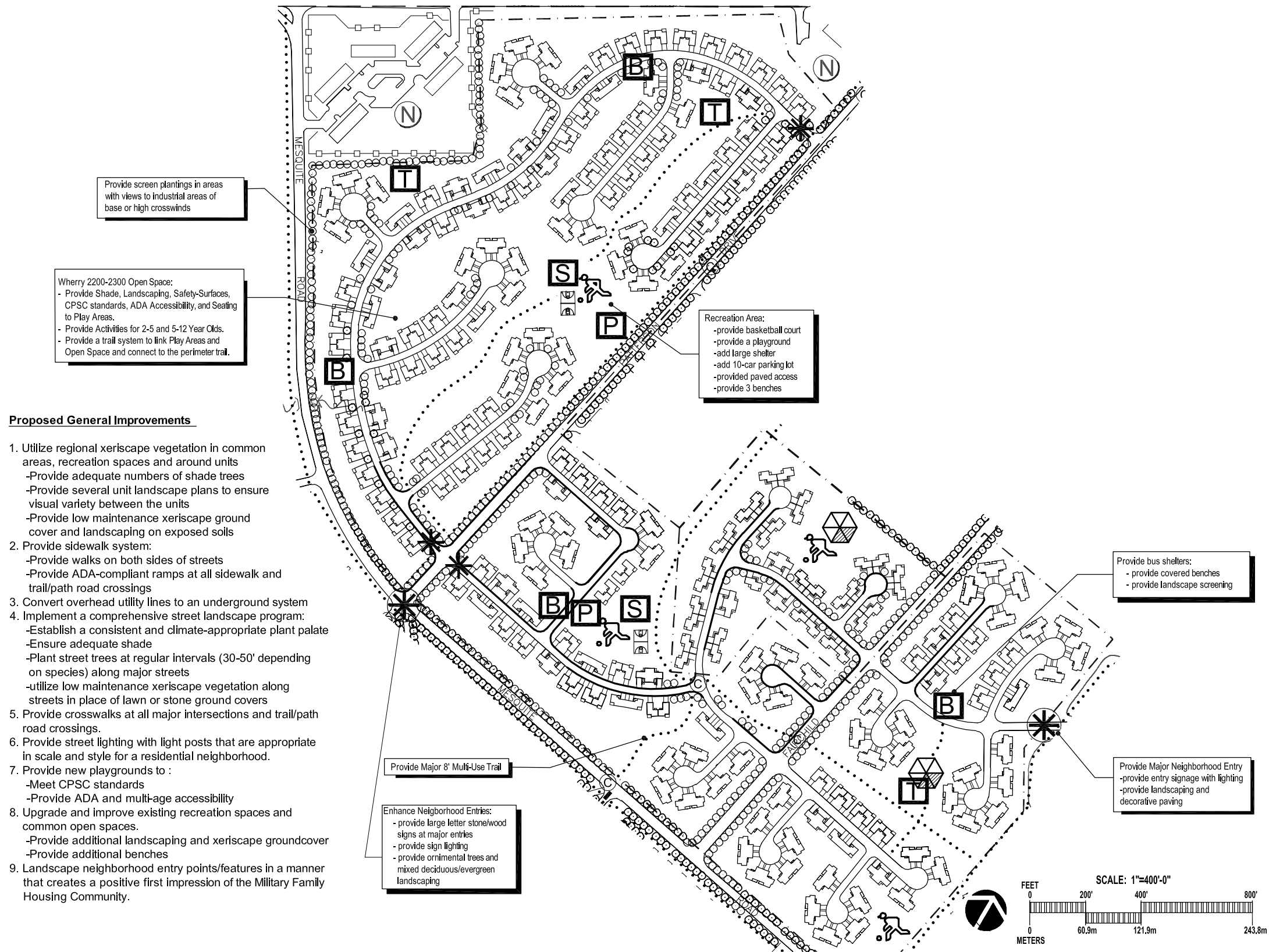
Capehart 2500-2600 Area
Improve

Wherry 2400 Area
Replace



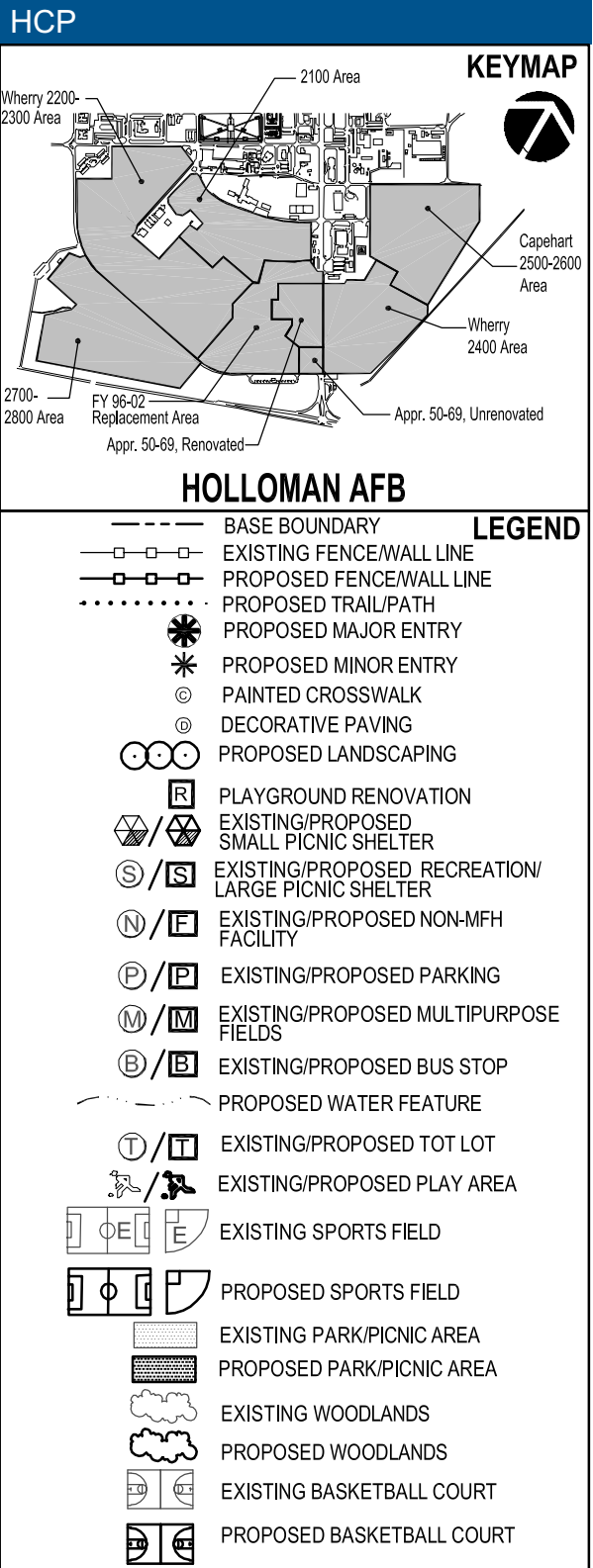
**Decision Community
Concept Development Plan -
East Neighborhood Areas**

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Proposed General Improvements

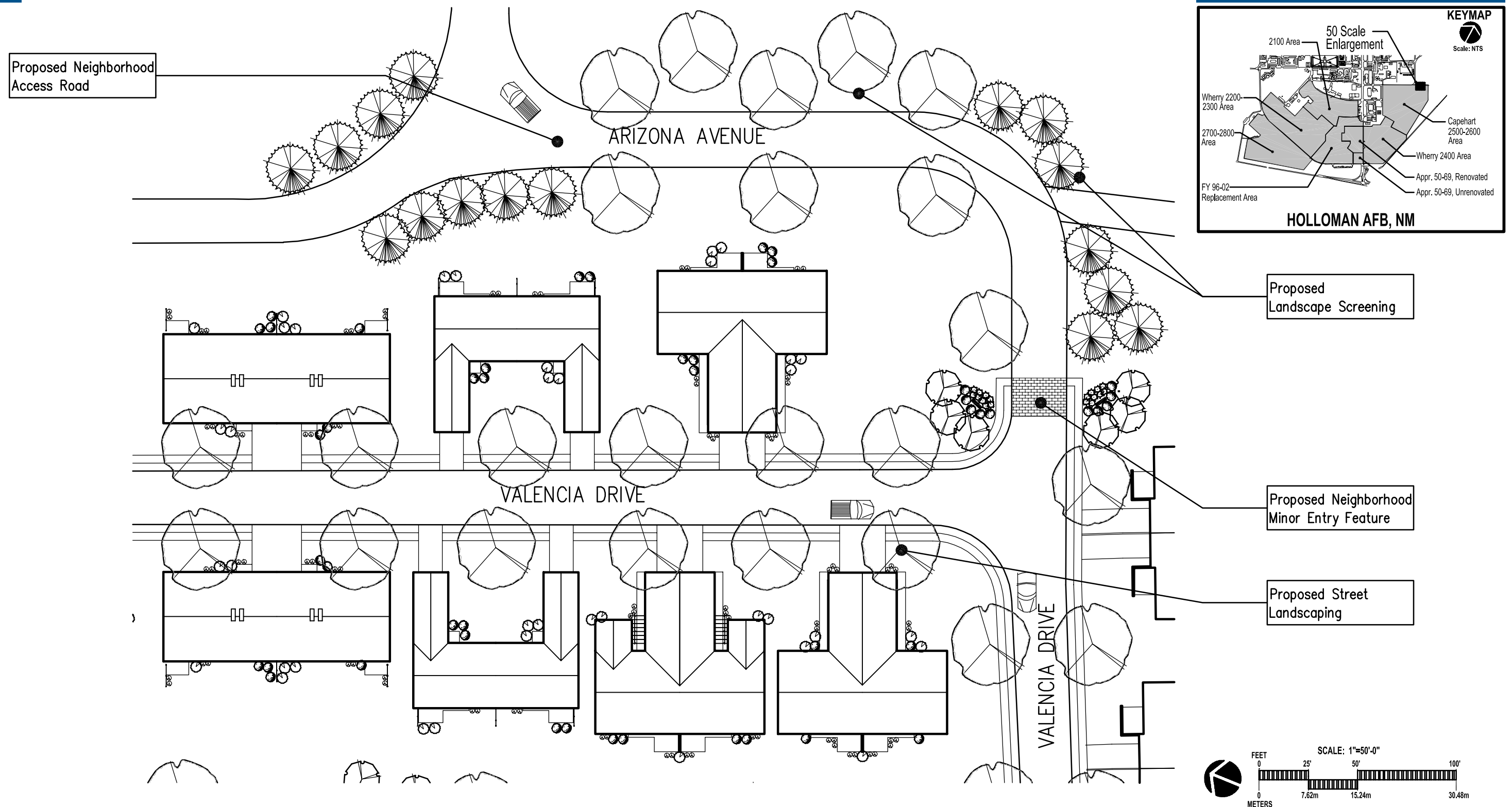
1. Utilize regional xeriscape vegetation in common areas, recreation spaces and around units
 - Provide adequate numbers of shade trees
 - Provide several unit landscape plans to ensure visual variety between the units
 - Provide low maintenance xeriscape ground cover and landscaping on exposed soils
2. Provide sidewalk system:
 - Provide walks on both sides of streets
 - Provide ADA-compliant ramps at all sidewalk and trail/path road crossings
3. Convert overhead utility lines to an underground system
4. Implement a comprehensive street landscape program:
 - Establish a consistent and climate-appropriate plant palate
 - Ensure adequate shade
 - Plant street trees at regular intervals (30-50' depending on species) along major streets
 - utilize low maintenance xeriscape vegetation along streets in place of lawn or stone ground covers
5. Provide crosswalks at all major intersections and trail/path road crossings.
6. Provide street lighting with light posts that are appropriate in scale and style for a residential neighborhood.
7. Provide new playgrounds to :
 - Meet CPSC standards
 - Provide ADA and multi-age accessibility
8. Upgrade and improve existing recreation spaces and common open spaces.
 - Provide additional landscaping and xeriscape groundcover
 - Provide additional benches
9. Landscape neighborhood entry points/features in a manner that creates a positive first impression of the Military Family Housing Community.



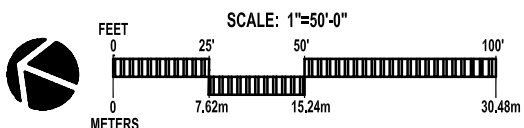
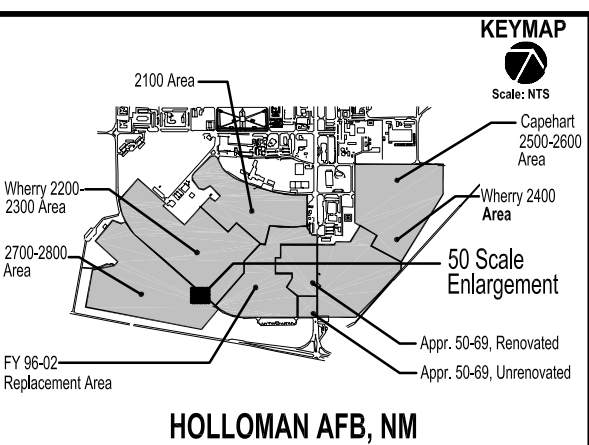
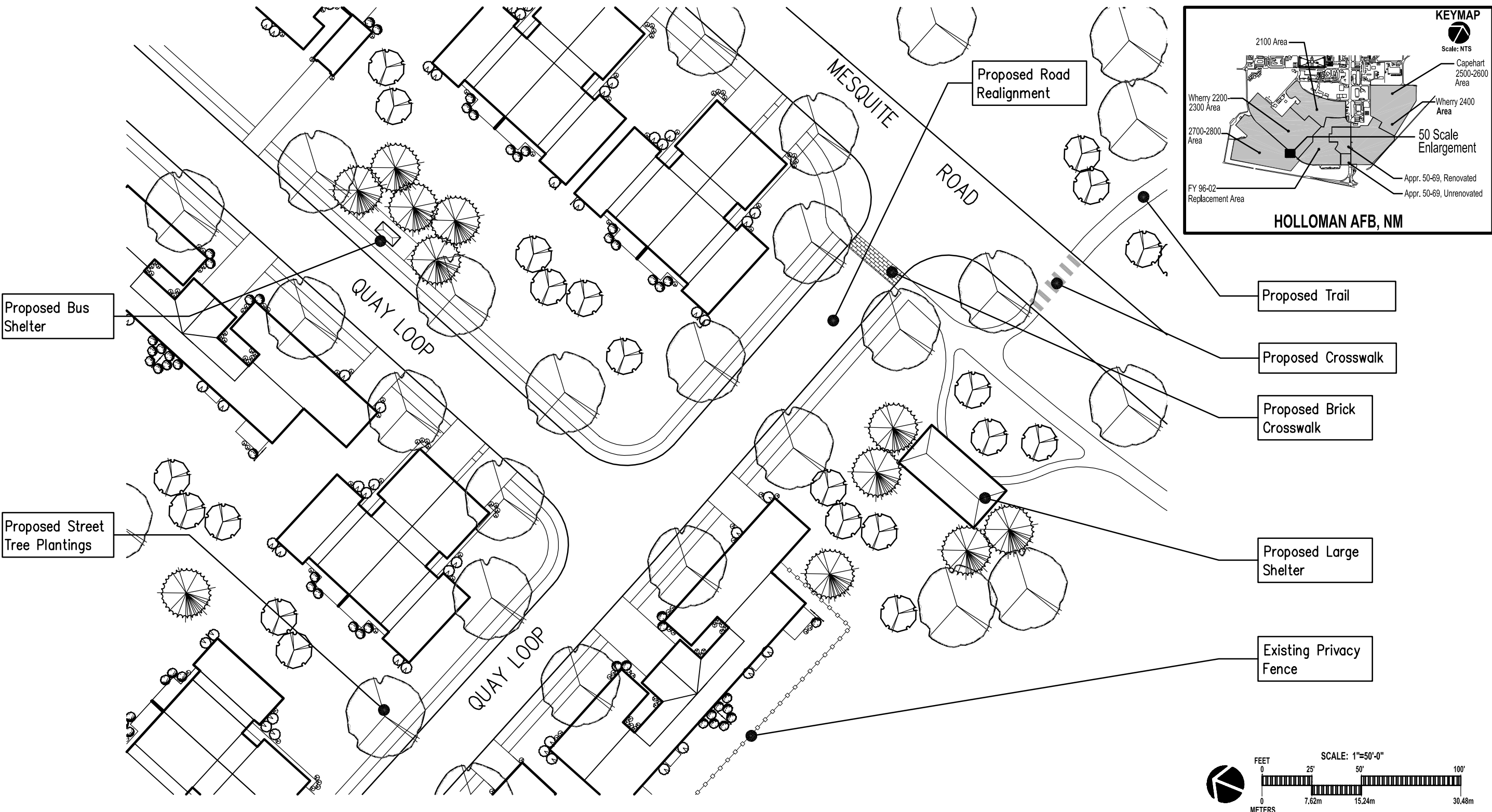
Decision Community Development Plan

Wherry 2200-2300 Area

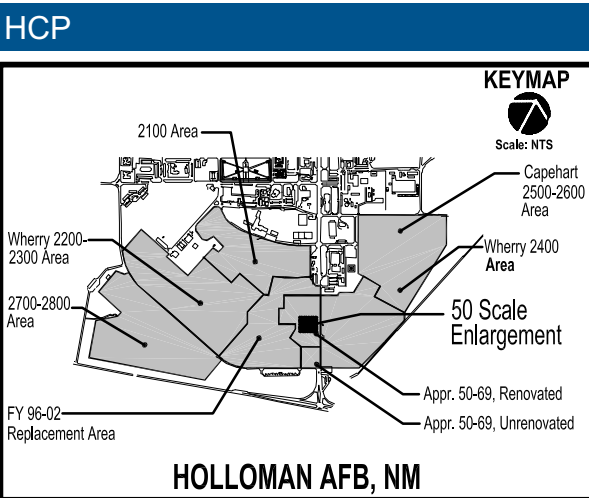
**5.4.3 Decision Neighborhood
Improvement Plans**



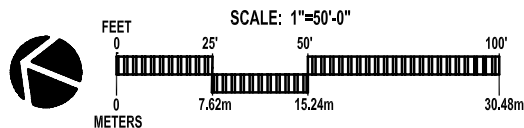
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- Proposed Small Shelter
- Existing Parking Lot
- Existing CMU wall along First Avenue
- Proposed Neighborhood Plantings



Decision Neighborhood Improvement Plans

5.4.4 **Decision Unit Grade Mix Plans**

- Wherry 2100 Housing - Refer to Chapter 4 for the Unit Grade Mix Plan.
- Wherry 2700-2800 Housing - Refer to Chapter 4 for the Unit Grade Mix Plan.
- APPR 50-69 Renovated Housing - Refer to Chapter 4 for the Unit Grade Mix Plan.
- Capehart 2500-2600 Housing - Refer to Chapter 4 for the Unit Grade Mix Plan.
- FY96-02 Replacement Housing - Refer to Chapter 4 for the Unit Grade Mix Plan.
- Decision Unit Grade Mix Plan - Wherry 2200-2300 Area
- Decision Unit Grade Mix Plan - Wherry 2400 Area
- Decision Unit Grade Mix Plan - APPR 50-69 Unrenovated Housing

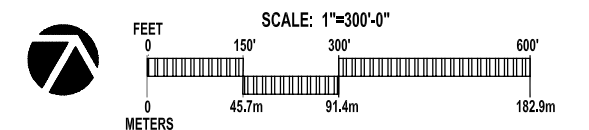
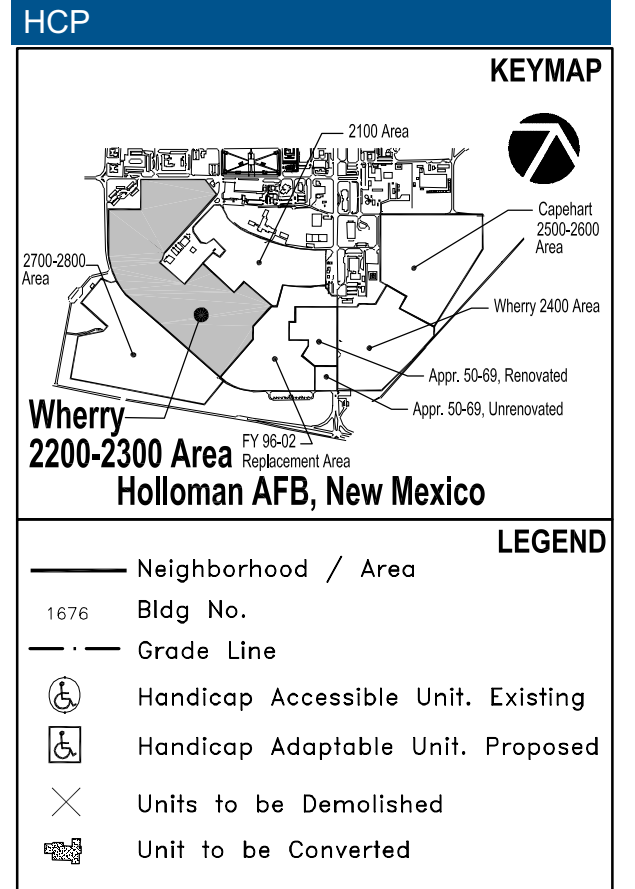
Note:
43 units relocated from
2400 Area unit mix as follows:

32 - 2 BEDROOM JNCO
10 - 3 BEDROOM JNCO
1 - 4 BEDROOM JNCO

316 - 2 BEDROOM JNCO
46 - 3 BEDROOM JNCO
36 - 4 BEDROOM JNCO

Wherry 2200 - 2300 Area

6 - 3 BEDROOM SNCO
33 - 4 BEDROOM SNCO



Decision Unit Grade Mix Plan -
Wherry 2200 - 2300 Area

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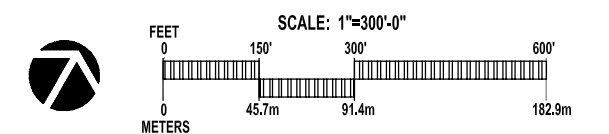
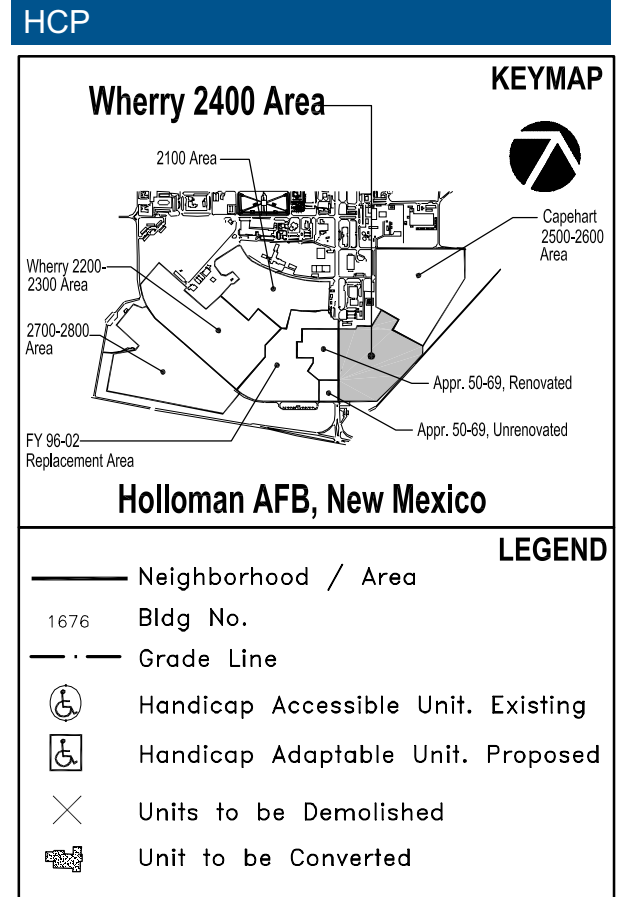
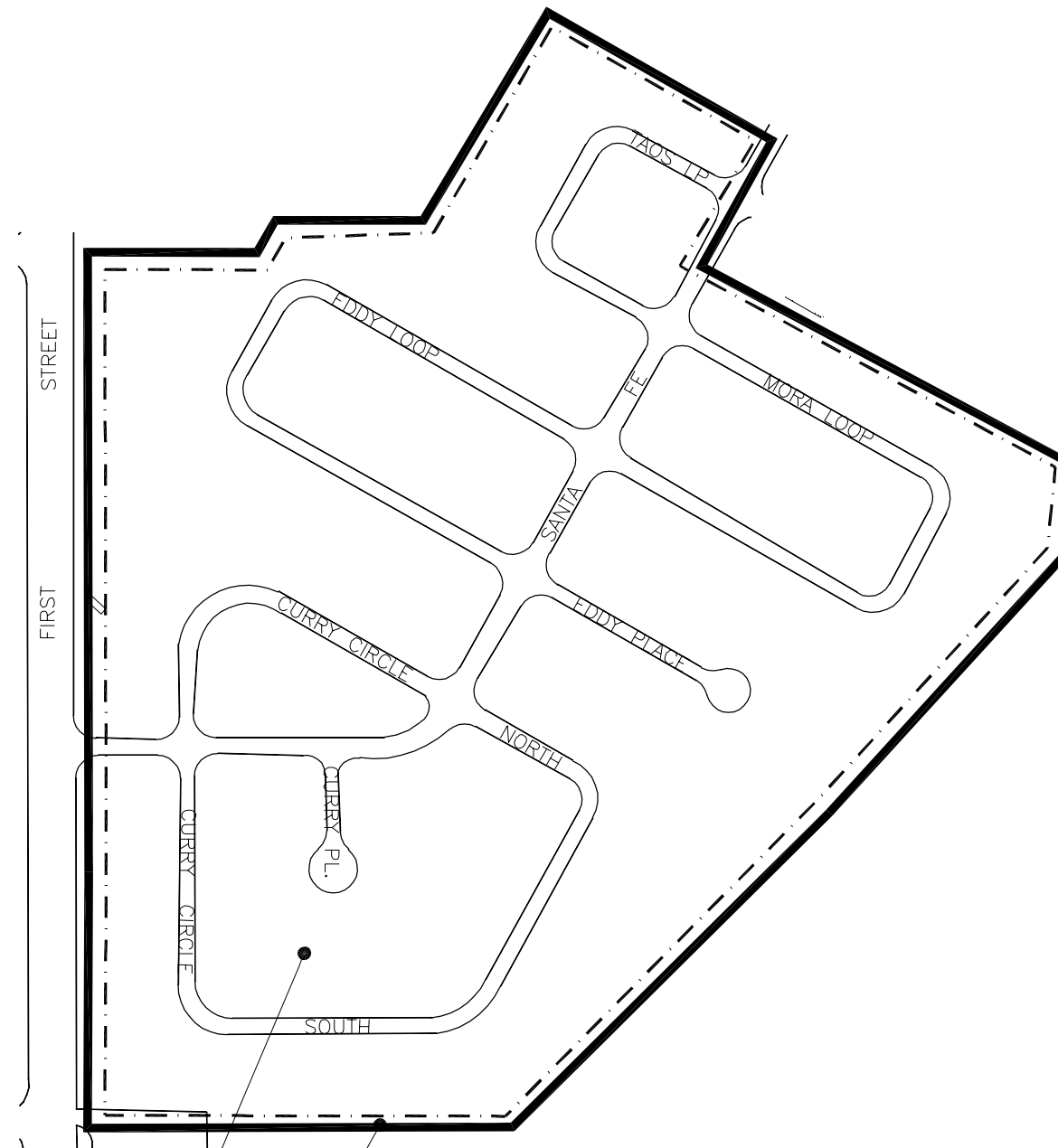
Note:
43 units relocated to the 2200-2300 Area unit mix as follows:

- 32 - 2 BEDROOM JNCO
- 10 - 3 BEDROOM JNCO
- 1 - 4 BEDROOM JNCO

 6 - 2 BEDROOM JNCO

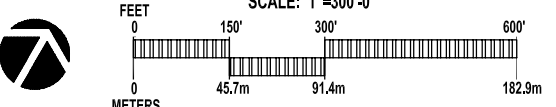
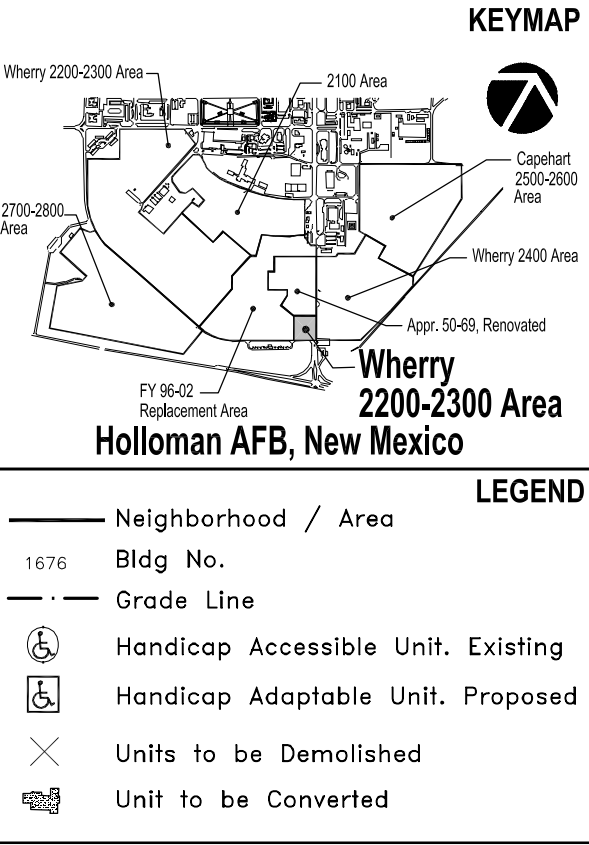
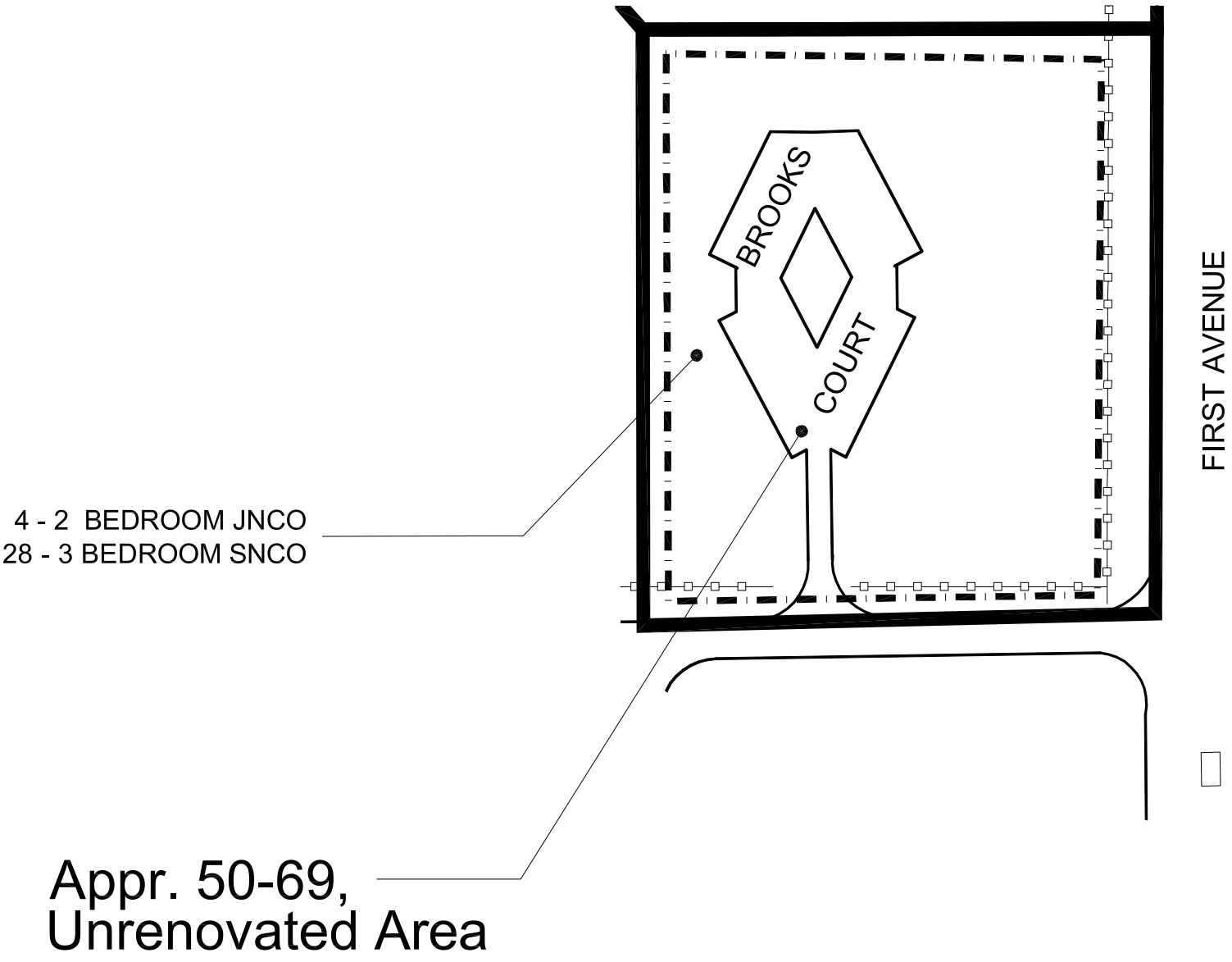
- 112 - 2 BEDROOM JNCO
- 25 - 3 BEDROOM JNCO
- 5 - 4 BEDROOM JNCO

Wherry 2400 Area



Decision Unit Grade Mix Plan - Wherry 2400 Area

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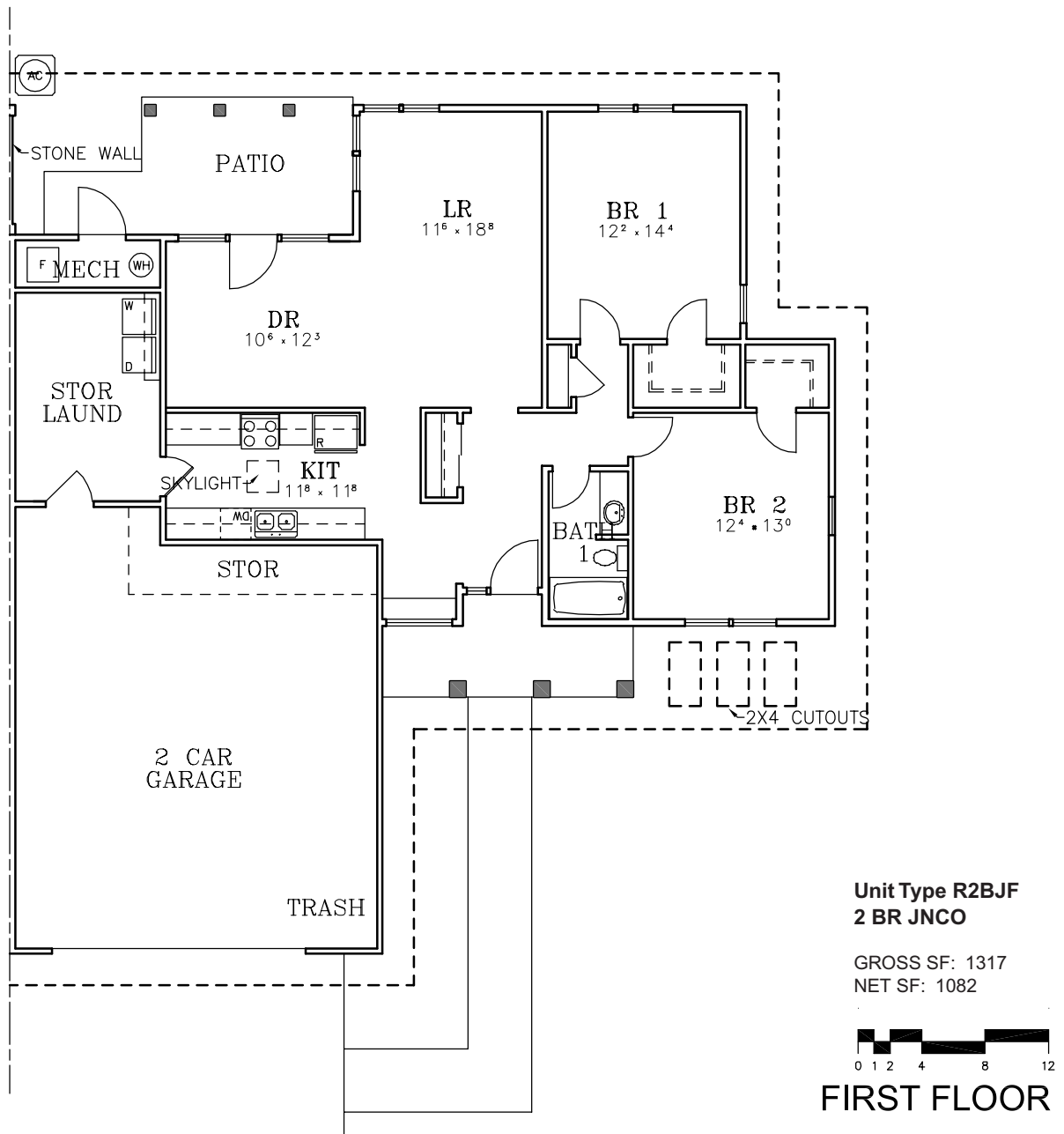
**Decision Unit Grade Mix Plan -
Appr. 50-69, Unrenovated Area**

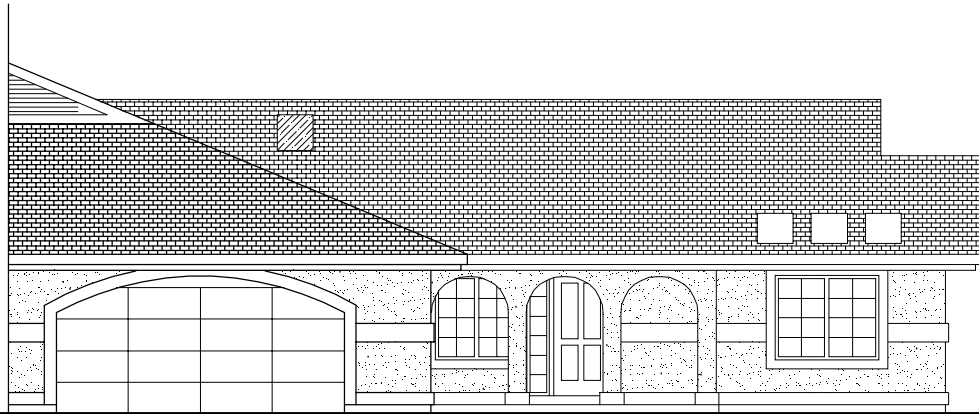
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5.4.5 Decision Replacement Unit Plans

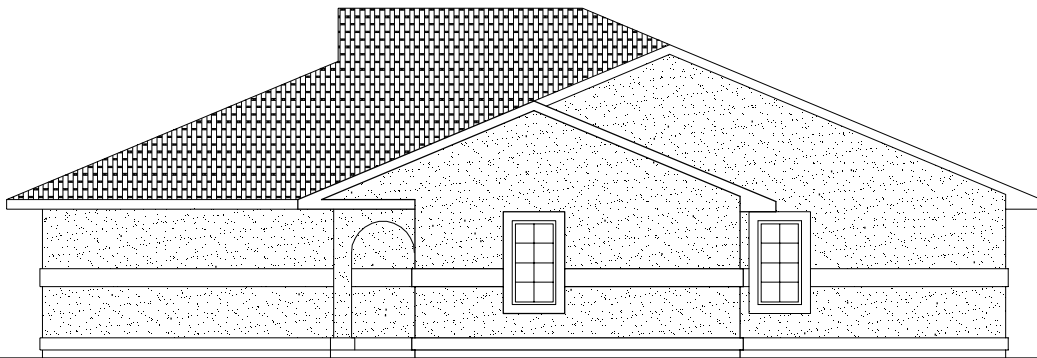
The replacement floor plans in this section were provided by the installation and are only conceptual representations of their planned replacement units.

- Replacement Unit R2BJF (New)
- Replacement Unit R2BJTH (New)
- Replacement Unit R3BJTH (New)
- Replacement Unit R3BSTH (New)
- Replacement Unit R4BJTH (New)
- Replacement Unit R4BSTH (New)





FRONT ELEVATION



SIDE ELEVATION

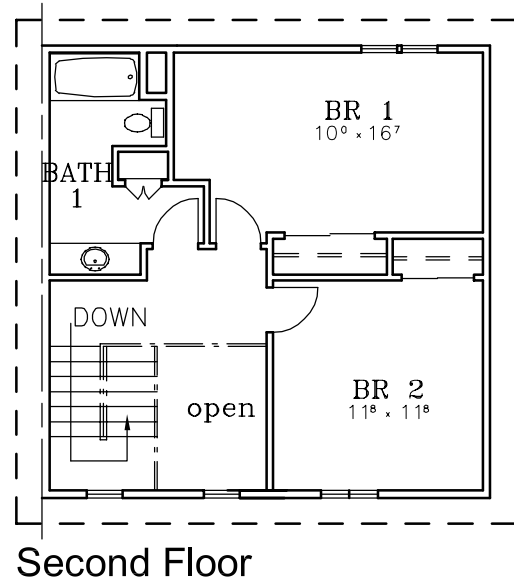
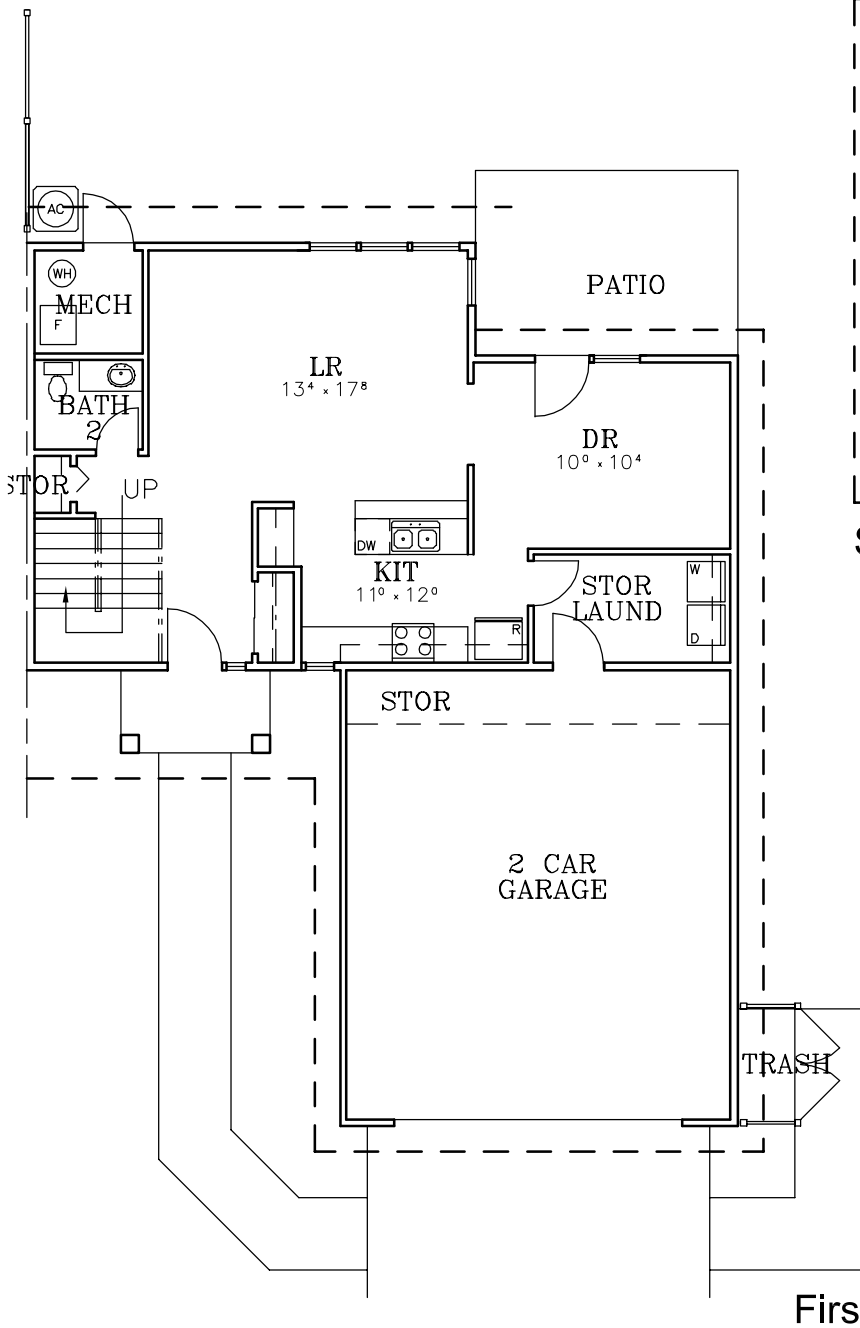


REAR ELEVATION

**Unit Type R2BJF
2 BR JNCO**

GROSS SF: 1317
NET SF: 1082

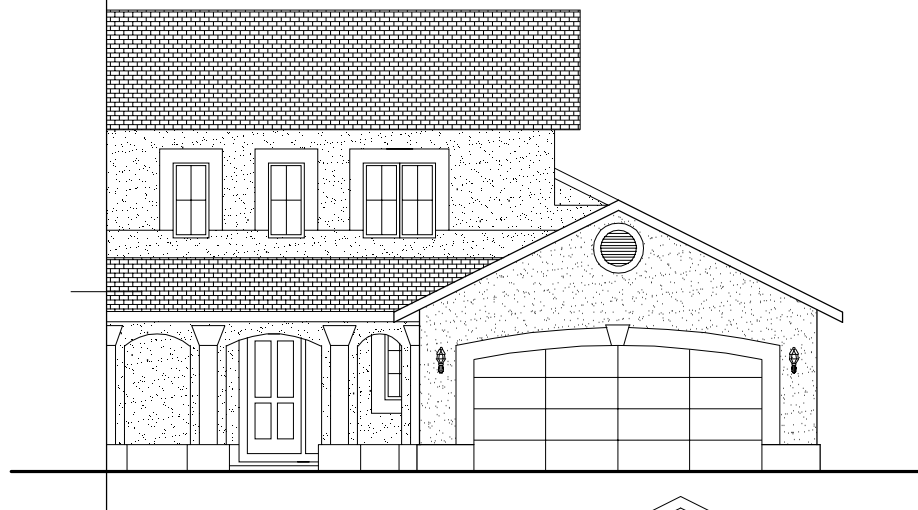




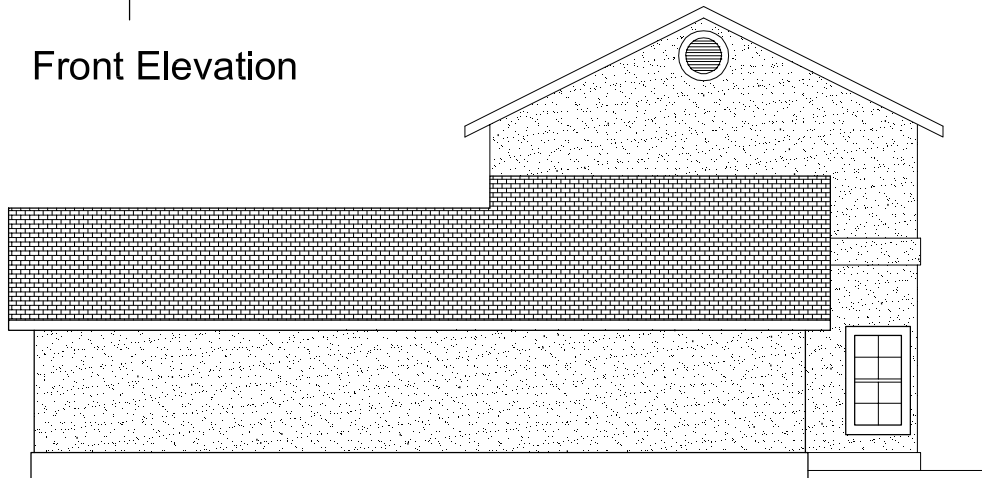
Unit Type R2BJTH
2 BR JNCO

GROSS SF: 1430
 NET SF: 1117

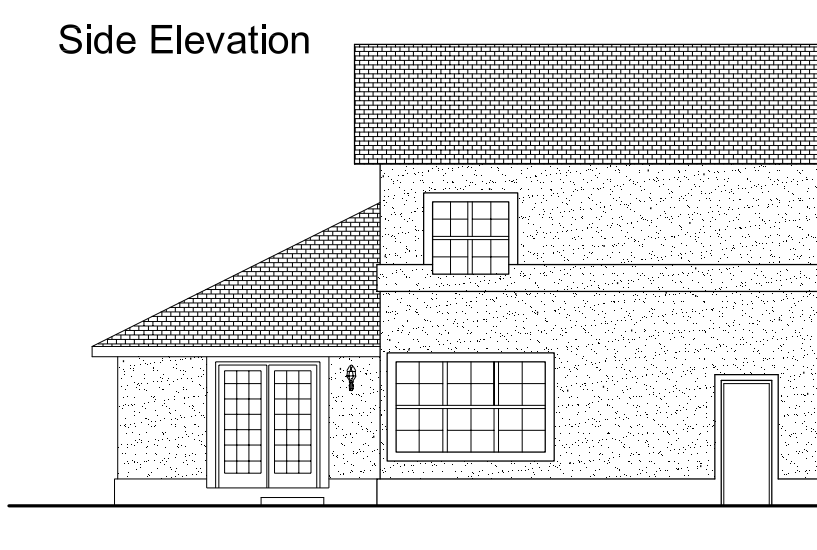




Front Elevation



Side Elevation

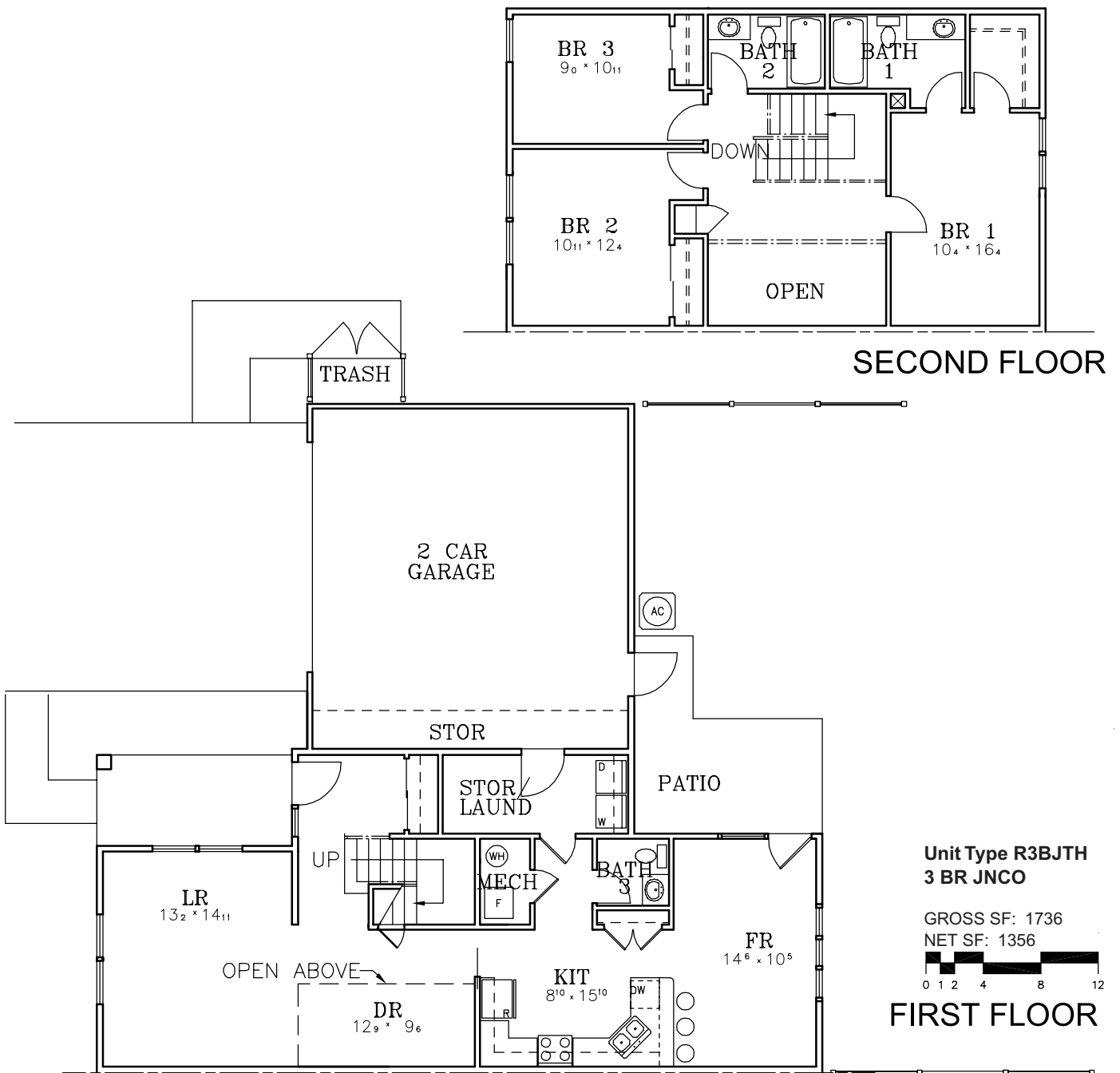


Back Elevation

**Unit Type R2BJTH
2 BR JNCO**

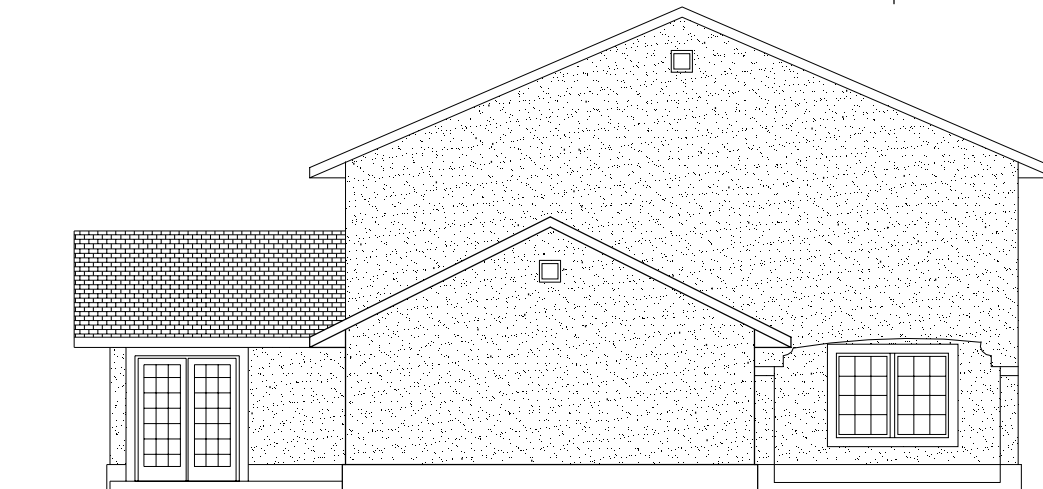
GROSS SF: 1430
NET SF: 1117



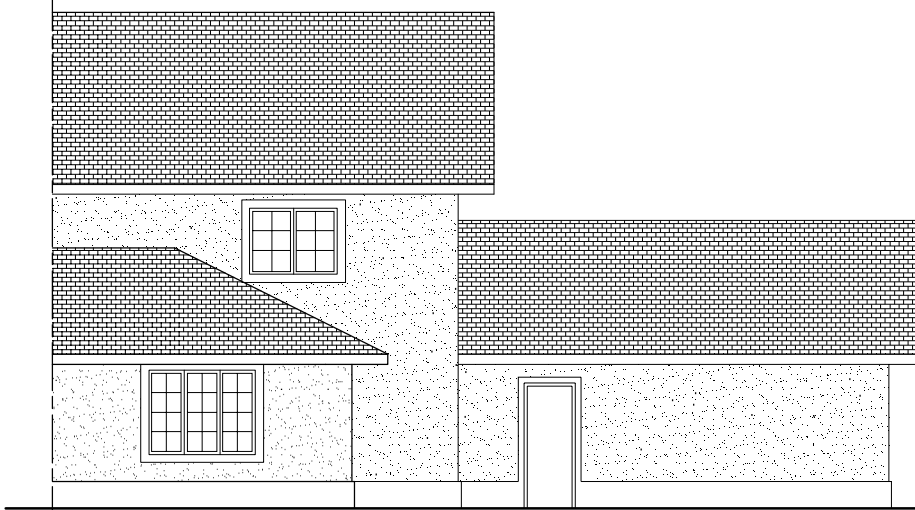




Front Elevation



Side Elevation

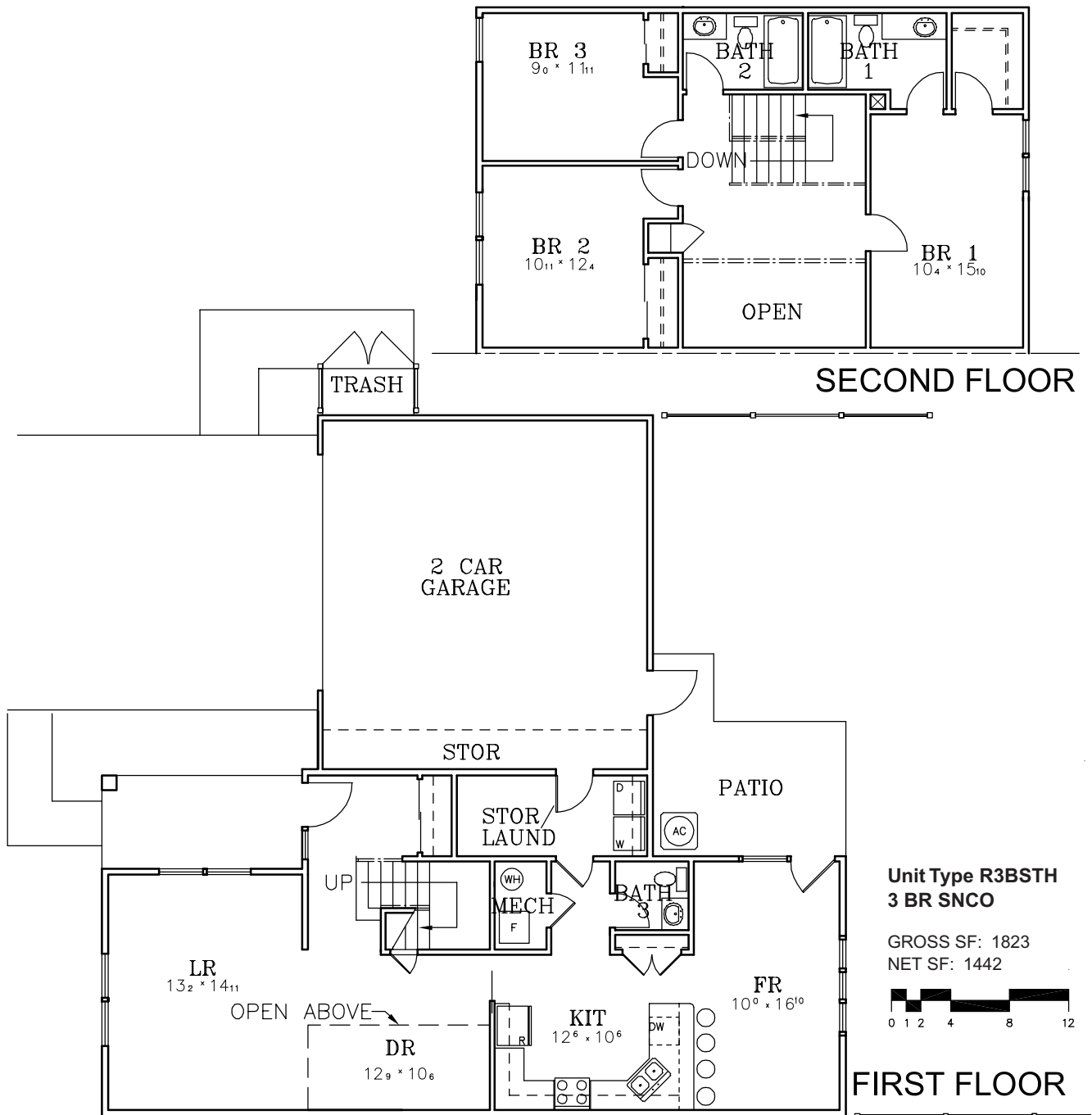


Rear Elevation

**Unit Type R3BJTH
3 BR JNCO**

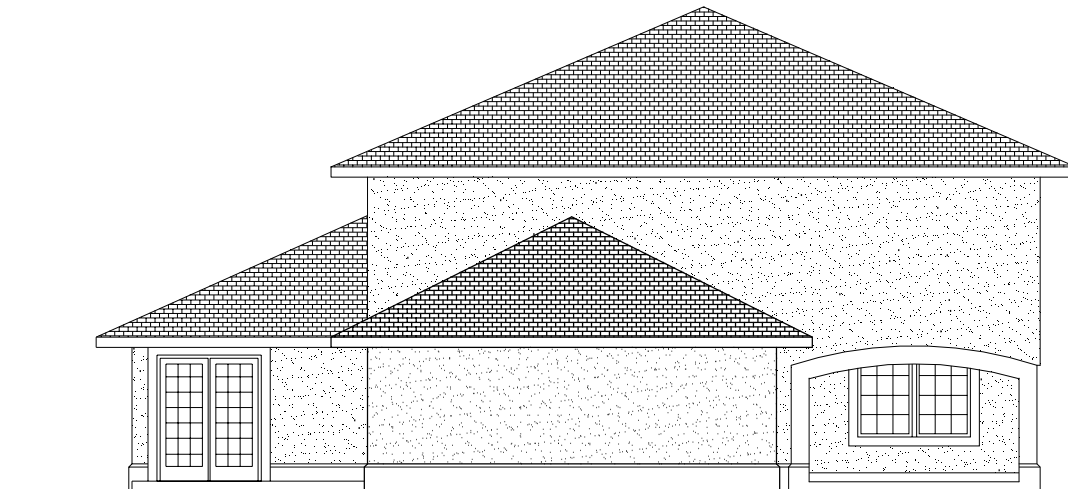
GROSS SF: 1736
NET SF: 1356



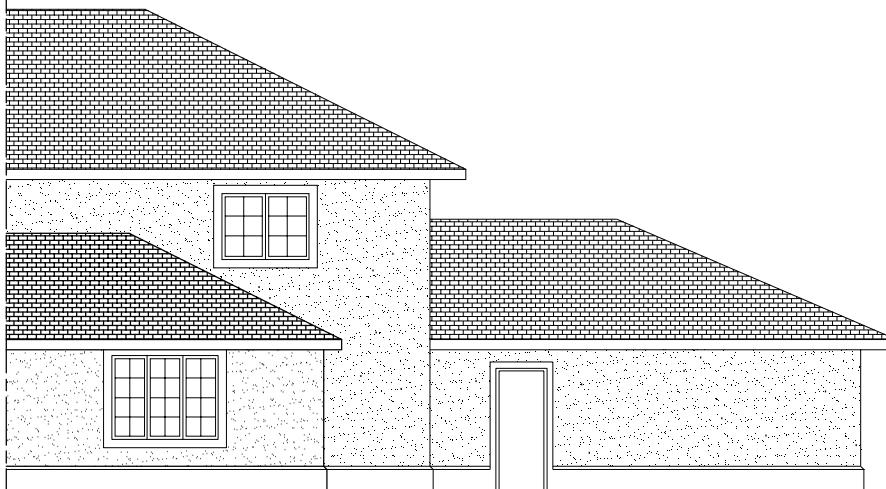




Front Elevation



Side Elevation

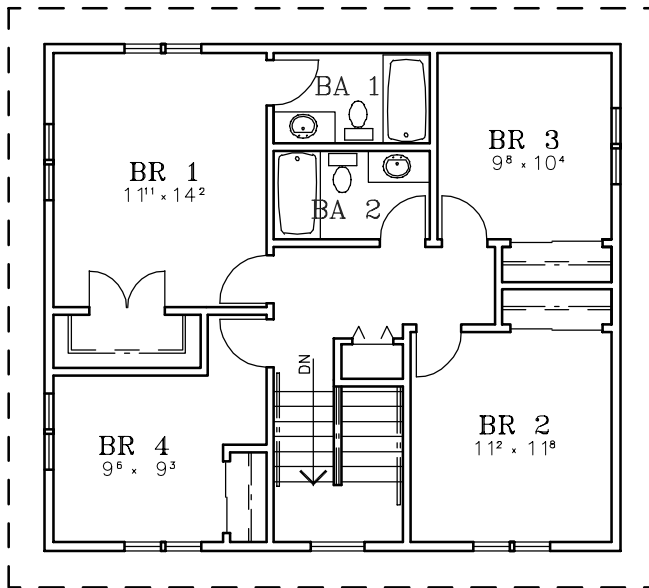


**Unit Type R3BSTH
3 BR SNCO**

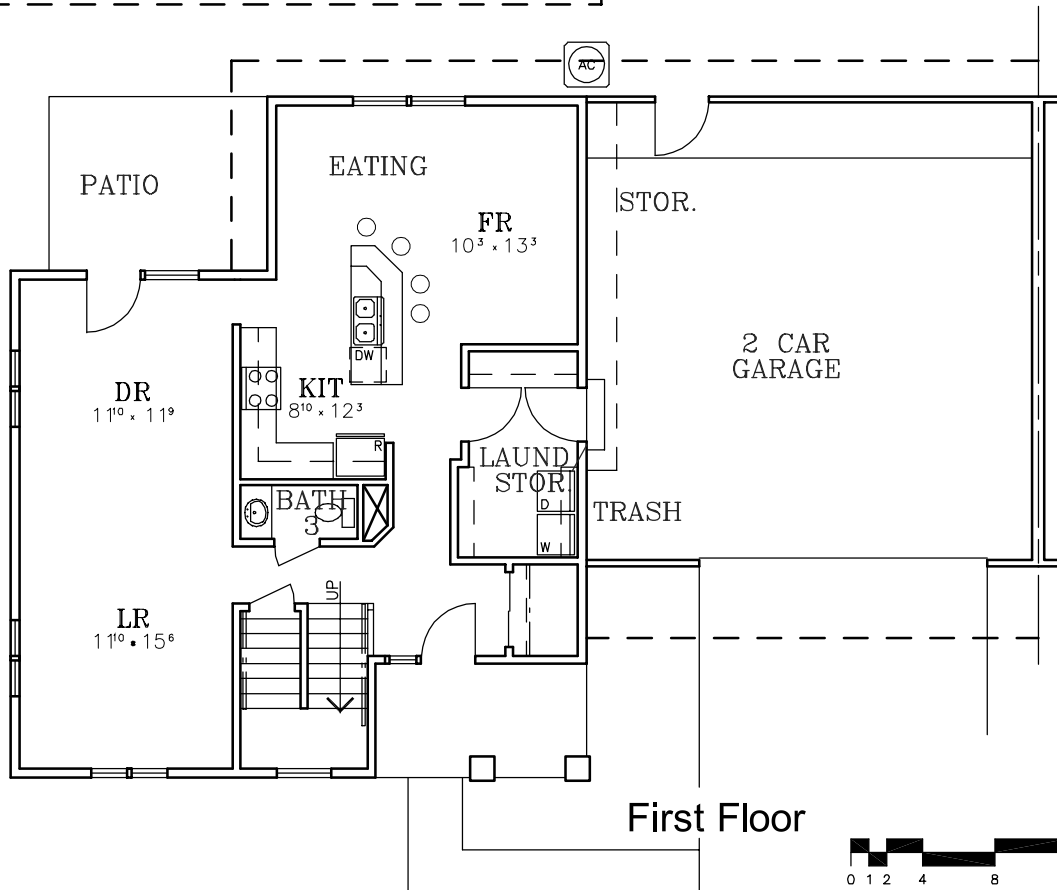
GROSS SF: 1823
NET SF: 1442



Rear Elevation



Second Floor



First Floor

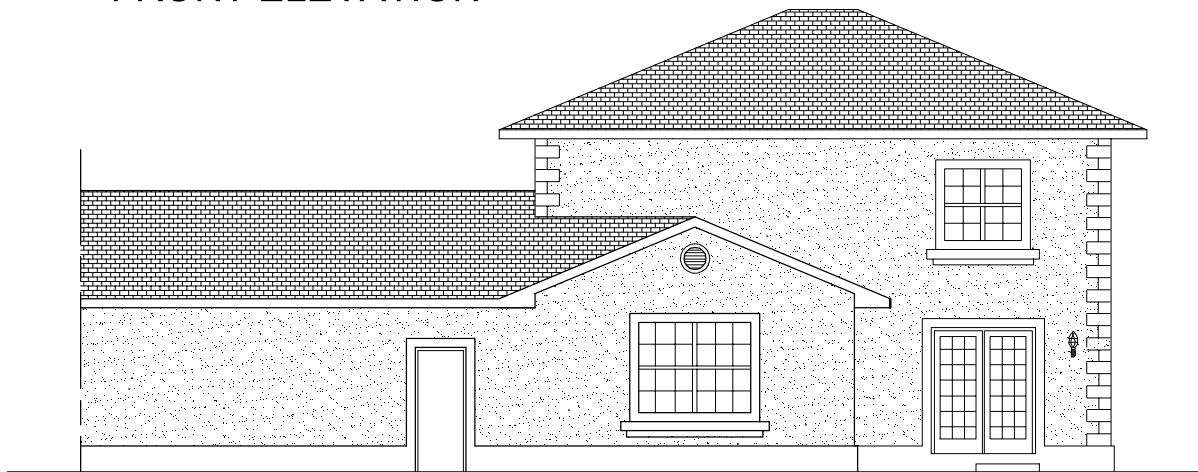


Unit Type R4BJTH
4 BR JNCO

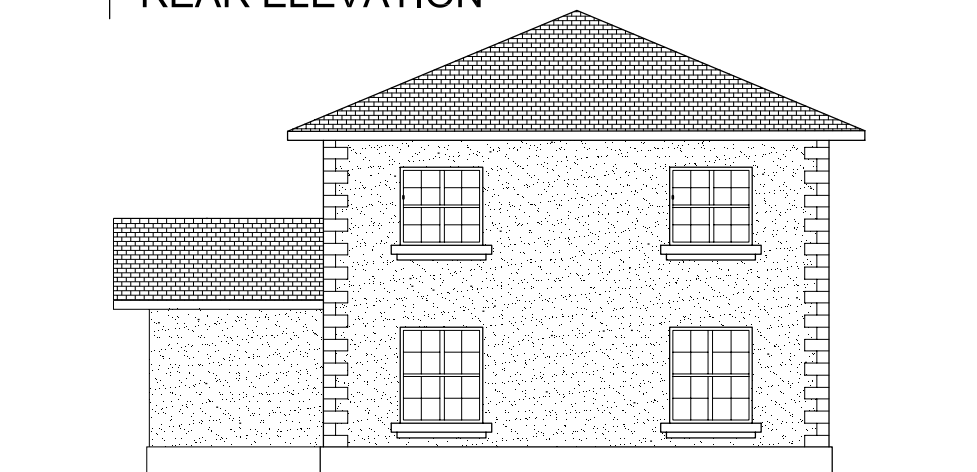
GROSS SF: 1900
 NET SF: 1505



FRONT ELEVATION



REAR ELEVATION

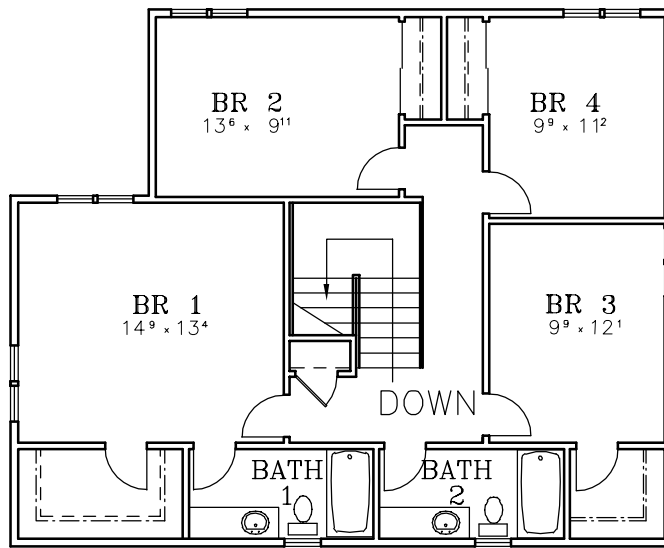


SIDE ELEVATION

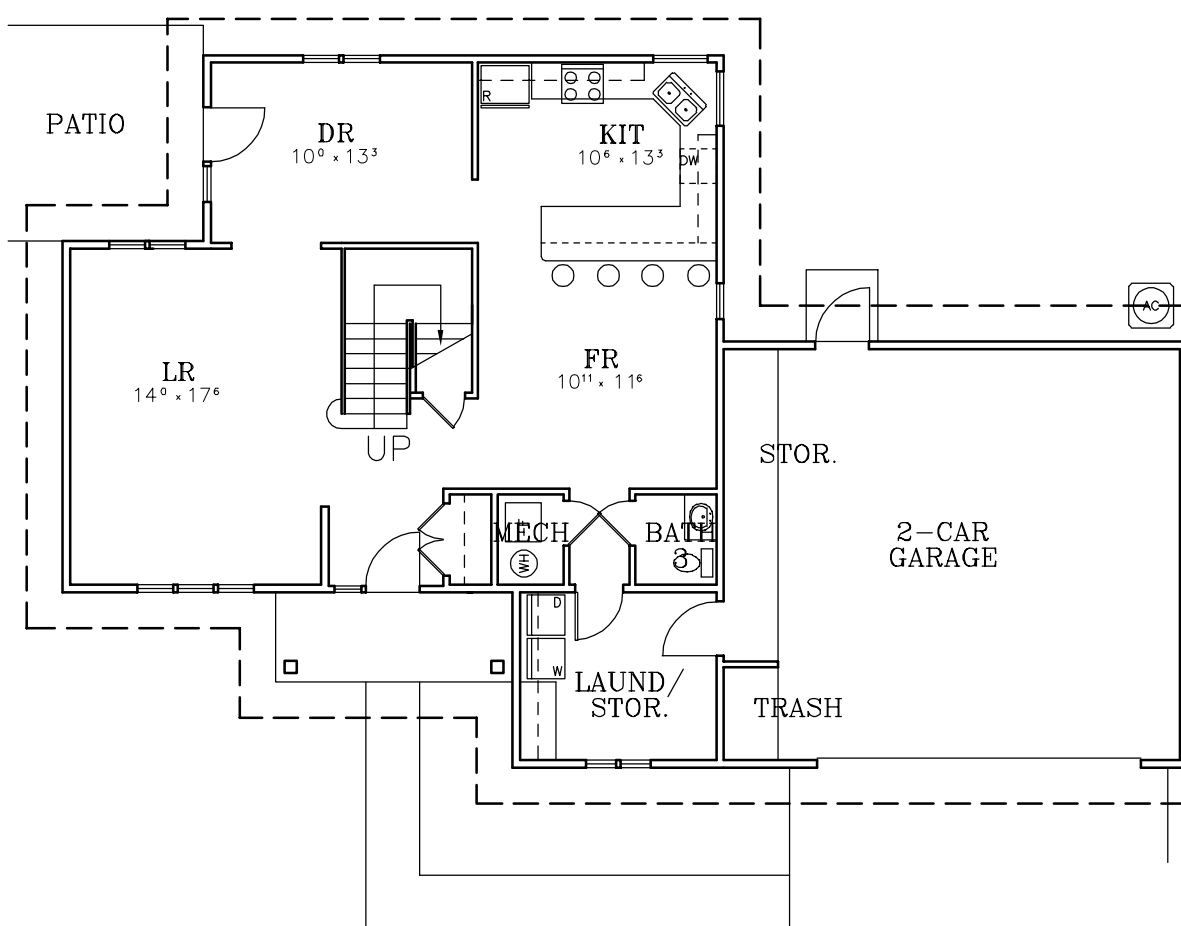
**Unit Type R4BJTH
4 BR JNCO**

GROSS SF: 1900
NET SF: 1505





SECOND FLOOR



FIRST FLOOR

Unit Type R4BSTH
4 BR SNCO

GROSS SF: 2147
NET SF: 1689





Front Elevation



Side Elevation



Rear Elevation

**Unit Type R4BSTH
4 BR SNCO**

GROSS SF: 2147
NET SF: 1689



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Chapter 6 – Investment Phasing Plan

6.1 Investment Phasing Plan Overview

The purpose of Chapter 6 is to provide a coordinated phasing plan that incorporates all recommendations from Chapter 5 requiring investment funding. Improvement projects requiring O&M funding are separately listed in Chapter 5, Section 5.3.3 - Adequate Unit Cost Summary.

The investment cost recommendations within the HCP will be incorporated into the Installation FHMP for Holloman AFB. All Installation FHMPs are consolidated into MAJCOM FHMPs. These FHMPs are, in turn, consolidated into the AF FHMP. The AF FHMP provides a corporate housing investment strategy that integrates and prioritizes traditional construction and operation and maintenance funding with private sector financing within a single “road map.” This road map complies with Defense Planning Guidance (DPG) requiring all Services to “revitalize, divest through privatization, or demolish inadequate housing by or before Fiscal Year (FY) 2010.”

The AF FHMP will be used by the MAJCOMs and the AF to prepare Program Objective Memoranda and Budget Estimate Submittals. Accordingly, future budget documents will be based on and consistent with the plan and supporting installation data.

Methodology

These phases are composed of unit and community improvements in a sequence to allow for independent execution of separate projects. The phasing packages consider:

- Early phases should be areas that have received lower CAM scores (usually older areas) that have not been recently rehabilitated
- Phases should be provided in approximately \$20 million packages times the Area Cost Factor (ACF). This is the packaging recommended by the National Association of Home Builders to provide the best value per unit for the AF.
- Compatible construction activities should be phased together
- Construction limits need to minimize disturbance to nearby housing areas
- Holloman AFB must be able to continue to house families during construction

Organization

This investment phasing plan is presented in the following sections:

6.2 Phase Descriptions and Priorities

Sub-section 6.2, Phase Descriptions and Priorities details all community development and infrastructure improvements as well as improvements to unit types within neighborhood/areas associated with a phase. General descriptions of these improvements are found in earlier sections of the HCP. Unit improvements are identified by total quantity of units (by unit type) to be improved within that phase.

6.2.1 Lump Sum Projects By Phase

Base Name: Holloman Air Force Base

Phase	Neighborhood/Area	Component Name	Component Cost (FY2001\$)
A			\$0
B			\$0
C			\$0
D			\$0
E			\$0
F			\$0
G			\$0
H			\$0
Subtotal (FY2001\$)			\$0
ACF Adjusted Subtotal (FY2001\$)			\$0
SIOH @3.00% (FY2001\$)			\$0
Contingency @5.00% (FY2001\$)			\$0
Total (FY2001\$)			\$0
Escalation @ 3.33%			\$0
Total Cost (FY2003\$)			\$0

6.3 Stand-Alone Projects

Section 6.3, Stand-Alone Projects lists certain elements of the Community Development Plan that are independent of phasing of the housing units. Usually, these elements include infrastructure and recreation facilities. For example, upgrading utilities may be completed independently of improvements to individual units. Recreation elements, such as tennis courts, portions of the bike route and others, are associated with development of the community parks. Where applicable, such elements have been assigned to phases, so that a neighborhood may be upgraded simultaneously with the dwelling units. However, they are noted as Stand-Alone projects so they can be completed independently, if funding becomes available.

6.3.1 Stand Alone Projects By Phase

Base Name: Holloman Air Force Base

Phase	Project Name	Component Name	Component Cost (FY2001\$)
A		Housing Management Office	\$666,733
		Housing Supply/Storage Facility	\$526,836
B			\$0
C			\$0
D			\$0
E			\$0
F			\$0
G			\$0
H			\$0
Subtotal			\$1,193,569
ACF Adjusted Subtotal			\$1,169,698
SIOH @3.00%			\$35,091
Contingency @5.00%			\$60,239
Subtotal (FY2001\$)			\$1,265,028
Escalation @3.33%			\$42,125
Total Cost (FY2003\$)			\$1,307,154

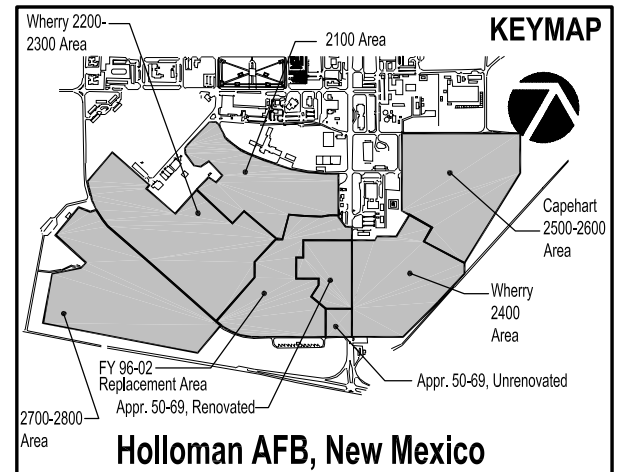
6.4 Investment Phasing Drawings

Section 6.4, Investment Phasing Drawings, demonstrates in graphic format, the recommended phasing plan for accomplishing all investment improvements.

6.4.1 Investment Phasing Plans



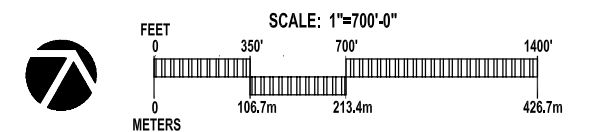
HCP



- A** PHASE IDENTIFICATION
- PHASE LINE

Investment Phasing Plan - Community and Unit Improvements

- Phase A - Wherry 2200-2300 Area Replacement
- Phase B - Wherry 2200-2300 Area Replacement
- Phase C - Wherry 2200-2300 & Wherry 2400 Area Replacement
- Phase D - Wherry 2200-2300 & Wherry 2400 Area Replacement
- Phase E - Wherry 2400 Area Replacement & Capehart 2500-2600 Area and Appr. 50-69 Unrenovated Area Improvements
- Phase F - Capehart 2500-2600 Area Improvements & Capehart 2500-2600 Area Improvements
- Phase G - 2700-2800 Area Improvements
- Phase H - Appr. 50-69 Unrenovated Area Replacement, Appr. 50-69 Renovated Area, FY96-02 Replacement Area, & 2100 Area Improvements



Decision Investment Phasing Plan -
All Neighborhood Areas

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6.5 Investment Phasing Plan Database Report

6.5.1 Introduction

Section 6.5, Investment Phasing Plan Database Report, provides the entire investment program for Holloman AFB as report that demonstrates how all recommendations can be accomplished by the DPG required target year of FY 2010.

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6.5.2 Proposed Investment Cost Summary By Phase

Base Name: Holloman Air Force Base

Phase	Unit Type(s)	Neighborhood/Area	Renovation Decision	Quantity	Unit Cost (FY2003\$)	Subtotal Cost (FY2003\$)
	R2BJTH	Wherry 2200-2300 Area	Replace	21	\$163,772	\$3,439,207
	R3BJTH	Wherry 2200-2300 Area	Replace	2	\$163,772	\$327,543
	R4BJTH	Wherry 2200-2300 Area	Replace	26	\$190,068	\$4,941,766
	R2BJF	Wherry 2200-2300 Area	Replace	67	\$141,544	\$9,483,436
		Subtotal Unit Cost				\$18,191,952
		Project Size Factor (1) Adjusted Subtotal				\$18,191,952
		Prorated Infrastructure/Community Costs				\$2,233,972
		LumpSum Infrastructure/Community Costs				\$0
		Land Purchase				\$0
Total Phase A						\$20,425,924
Stand Alone						\$1,307,154
	R2BJF	Wherry 2200-2300 Area	Replace	59	\$141,544	\$8,351,085
	R2BJTH	Wherry 2200-2300 Area	Replace	41	\$163,772	\$6,714,642
	R3BJTH	Wherry 2200-2300 Area	Replace	19	\$163,772	\$3,111,663
	R4BSTH	Wherry 2200-2300 Area	Replace	3	\$203,629	\$610,886
		Subtotal Unit Cost				\$18,788,276
		Project Size Factor (1) Adjusted Subtotal				\$18,788,276
		Prorated Infrastructure/Community Costs				\$2,307,200
		LumpSum Infrastructure/Community Costs				\$0
		Land Purchase				\$0
Total Phase B						\$21,095,477
Stand Alone						\$0
	R4BJTH	Wherry 2200-2300 Area	Replace	9	\$200,222	\$1,801,999
	R4BSTH	Wherry 2200-2300 Area	Replace	8	\$203,629	\$1,629,030
	R3BSTH	Wherry 2200-2300 Area	Replace	5	\$181,401	\$907,004
	R3BJTH	Wherry 2200-2300 Area	Replace	14	\$163,772	\$2,292,804
	R2BJTH	Wherry 2200-2300 Area	Replace	68	\$163,772	\$11,136,479
	R2BJF	Wherry 2200-2300 Area	Replace	14	\$141,544	\$1,981,613

Phase	Unit Type(s)	Neighborhood/Area	Renovation Decision	Quantity	Unit Cost (FY2003\$)	Subtotal Cost (FY2003\$)
		Subtotal Unit Cost				\$19,748,930
		Project Size Factor (1) Adjusted Subtotal				\$19,748,930
		Prorated Infrastructure/Community Costs				\$2,425,169
		LumpSum Infrastructure/Community Costs				\$0
		Land Purchase				\$0
Total Phase C						\$22,174,098
Stand Alone						\$0
	R2BJF	Wherry 2400 Area	Replace	50	\$141,544	\$7,077,191
	R2BJTH	Wherry 2400 Area	Replace	20	\$163,772	\$3,275,435
	R3BJTH	Wherry 2200-2300 Area	Replace	1	\$163,772	\$163,772
	R3BJTH	Wherry 2400 Area	Replace	12	\$163,772	\$1,965,261
	R3BSTH	Wherry 2200-2300 Area	Replace	1	\$181,401	\$181,401
	R4BJTH	Wherry 2400 Area	Replace	4	\$188,299	\$753,196
	R4BSTH	Wherry 2200-2300 Area	Replace	3	\$203,629	\$610,886
	R4BSTH	Wherry 2400 Area	Replace	15	\$189,321	\$2,839,816
	R2BJF	Wherry 2200-2300 Area	Replace	14	\$141,544	\$1,981,613
		Subtotal Unit Cost				\$18,848,572
		Project Size Factor (1) Adjusted Subtotal				\$18,848,572
		Prorated Infrastructure/Community Costs				\$2,182,544
		LumpSum Infrastructure/Community Costs				\$0
		Land Purchase				\$0
Total Phase D						\$21,031,116
Stand Alone						\$0
	R2BJTH	Wherry 2400 Area	Replace	74	\$163,772	\$12,119,109
	CP.3.Q	Capehart 2500-2600 Area	Improve	12	\$97,376	\$1,168,513
	CP.2	Capehart 2500-2600 Area	Improve	6	\$63,636	\$381,816
	R3BJTH	Wherry 2400 Area	Replace	23	\$163,772	\$3,766,750
	R4BJTH	Wherry 2400 Area	Replace	2	\$188,299	\$376,598
	CP.2.R.2	Capehart 2500-2600 Area	Improve	10	\$76,287	\$762,871
		Subtotal Unit Cost				\$18,575,658
		Project Size Factor (1.04) Adjusted Subtotal				\$19,226,156
		Prorated Infrastructure/Community Costs				\$2,148,805
		LumpSum Infrastructure/Community Costs				\$0
		Land Purchase				\$0
Total Phase E						\$21,374,961
Stand Alone						\$0

Phase	Unit Type(s)	Neighborhood/Area	Renovation Decision	Quantity	Unit Cost (FY2003\$)	Subtotal Cost (FY2003\$)
	CP.3.Q.4	Capehart 2500-2600 Area	Improve	35	\$130,220	\$4,557,687
	CP.3.R.2	Capehart 2500-2600 Area	Improve	12	\$97,892	\$1,174,699
	CP.3.Q.2	Capehart 2500-2600 Area	Improve	12	\$72,886	\$874,636
	CP.3.Q	Capehart 2500-2600 Area	Improve	71	\$97,376	\$6,913,701
	CP.2.R.2	Capehart 2500-2600 Area	Improve	52	\$76,287	\$3,966,930
	CP.2	Capehart 2500-2600 Area	Improve	20	\$63,636	\$1,272,720
	CP.4.Q	Capehart 2500-2600 Area	Improve	8	\$84,365	\$674,924
		Subtotal Unit Cost				\$19,435,297
		Project Size Factor (1) Adjusted Subtotal				\$19,435,297
		Prorated Infrastructure/Community Costs				\$1,592,037
		LumpSum Infrastructure/Community Costs				\$0
		Land Purchase				\$0
Total Phase F						\$21,027,333
Stand Alone						\$0
	CP.3.U	2700-2800 Area	Improve	9	\$79,930	\$719,370
	CP.3.Z	2700-2800 Area	Improve	1	\$119,188	\$119,188
	CP.4.X.3	2700-2800 Area	Improve	3	\$133,965	\$401,894
	CP.4.X	2700-2800 Area	Improve	13	\$132,993	\$1,728,905
	CP.4.V	2700-2800 Area	Improve	25	\$90,804	\$2,270,100
	CP.4.G	2700-2800 Area	Improve	1	\$209,765	\$209,765
	CP.3.X	2700-2800 Area	Improve	6	\$92,299	\$553,797
	CP.3.V	2700-2800 Area	Improve	38	\$101,037	\$3,839,401
	CP.3.T	2700-2800 Area	Improve	42	\$101,204	\$4,250,588
	CP.3.S	2700-2800 Area	Improve	31	\$103,976	\$3,223,262
	CP.3.W	2700-2800 Area	Improve	6	\$84,323	\$505,941
		Subtotal Unit Cost				\$17,822,211
		Project Size Factor (1) Adjusted Subtotal				\$17,822,211
		Prorated Infrastructure/Community Costs				\$2,024,107
		LumpSum Infrastructure/Community Costs				\$0
		Land Purchase				\$0
Total Phase G						\$19,846,318
Stand Alone						\$0
	R3BSTH	APPR 50-69 Unrenovated	Replace	28	\$181,401	\$5,079,222
	AP50-69.2.W	APPR 50-69 Renovated	Improve	18	\$52,696	\$948,521
	AP50-69.3.W	APPR 50-69 Renovated	Improve	40	\$81,590	\$3,263,618
	AP50-69.3.X	APPR 50-69 Renovated	Improve	64	\$74,870	\$4,791,685
	R2BJTH	APPR 50-69 Unrenovated	Replace	4	\$163,772	\$655,087
Total of All Phases:						\$163,015,294

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